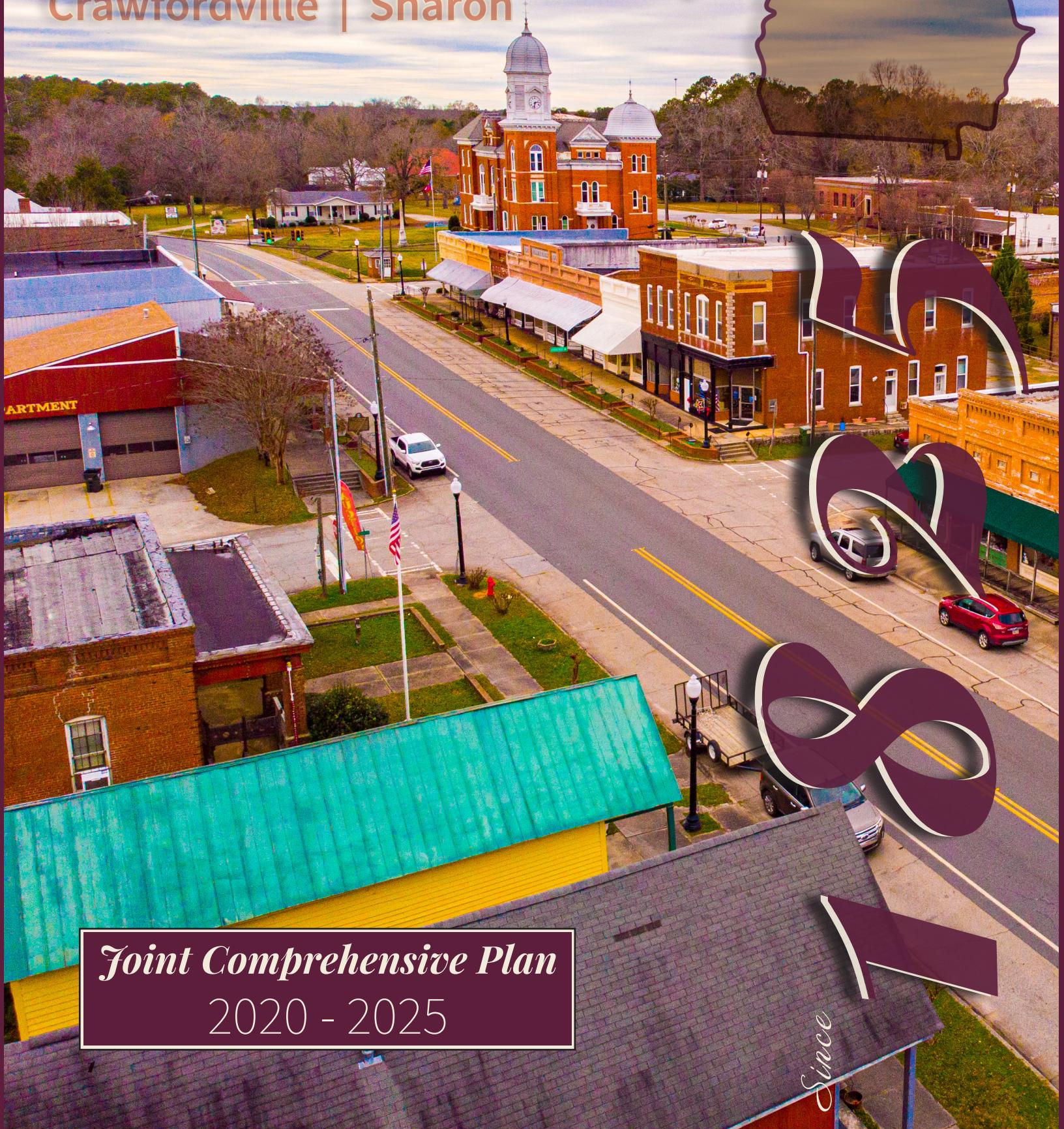


Taliaferro

County

Crawfordville | Sharon



Joint Comprehensive Plan

2020 - 2025

Since

Taliaferro County

Joint Comprehensive Plan

2020 - 2025

Prepared For:

The Chairman and County Board of Commissioners
Taliaferro County
P.O. Box 114
Crawfordville, Georgia 30631

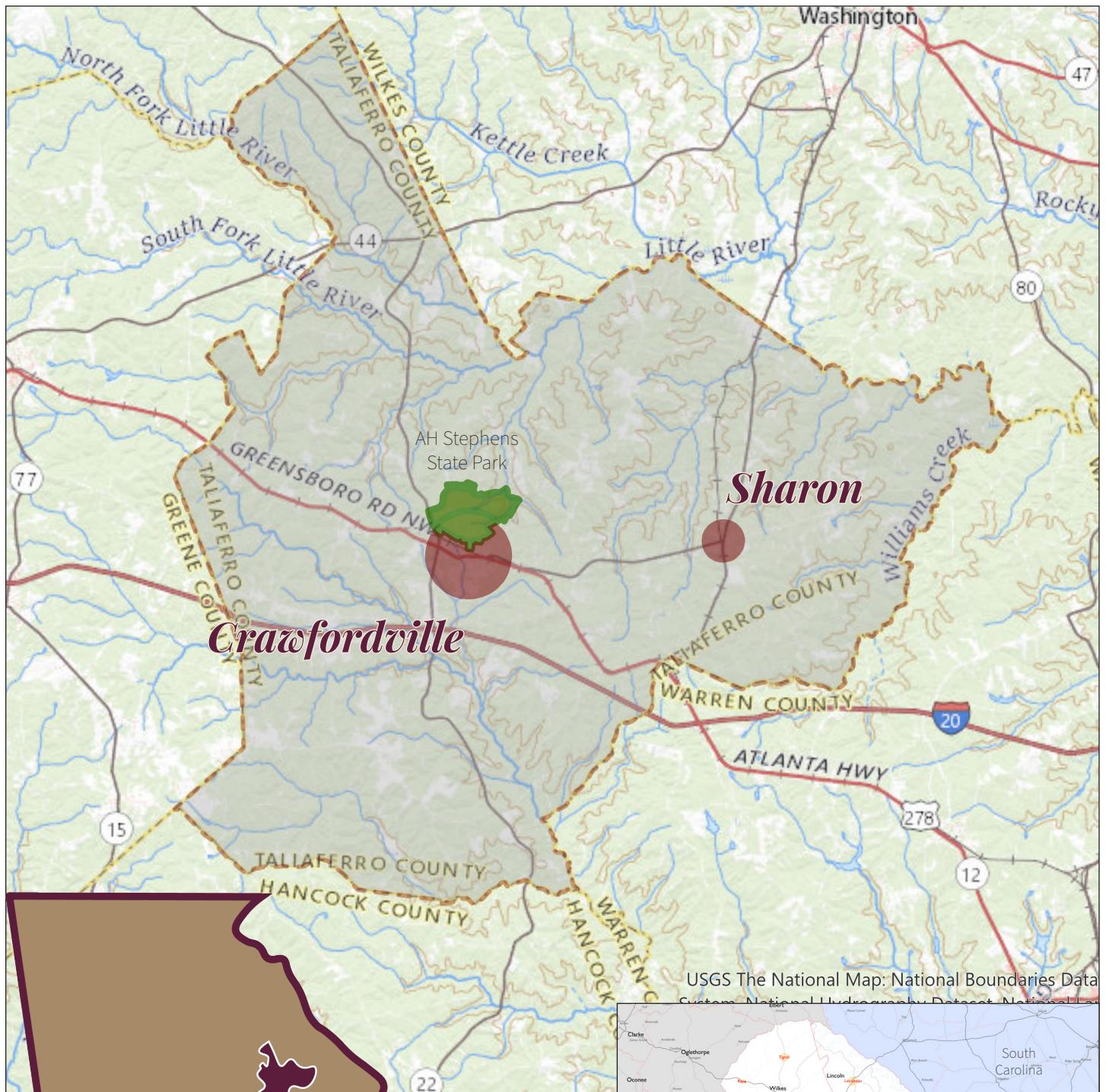
The Mayor and City Council
Crawfordville, Georgia
P.O. Box 8
Crawfordville, Georgia 30631

The Mayor and City Council
Sharon, Georgia
P.O. Box 427
Sharon, Georgia 30664

The Chairman of the Taliaferro County Board of Commissioners, Taliaferro County Commissioners, Mayors and Council members of the City of Crawfordville and the City of Sharon recognize the efforts and input of multiple individuals who contributed to the creation of this comprehensive plan document which provides vital information for decision making over the course of the next five year work period. This blueprint for future area development is the culmination of multiple meetings in which area leaders come together to discuss the future of Taliaferro County and its contained jurisdictions.

County and municipal staff exhibited an unwavering commitment towards the development of this comprehensive plan as they have dedicated numerous hours assisting CSRA Planning Staff with gathering data, providing insight and their valuable time, as well as generating sound ideas to include in this plan.





Taliaferro County, Georgia

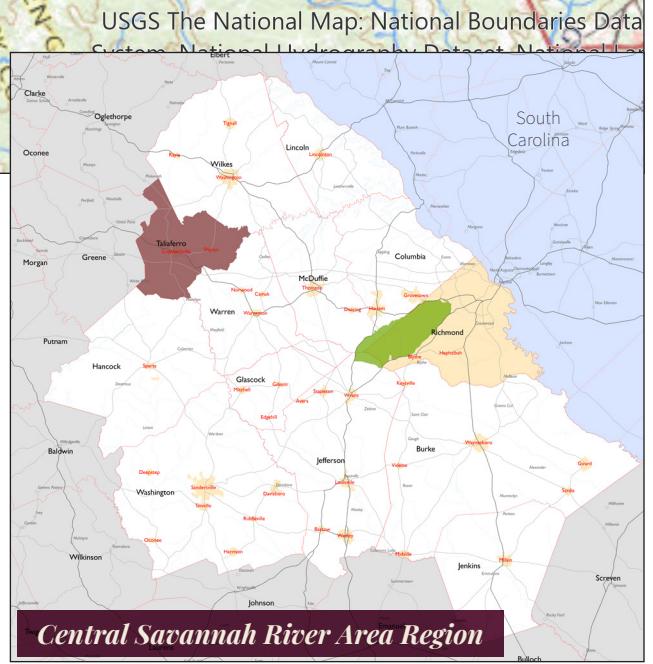
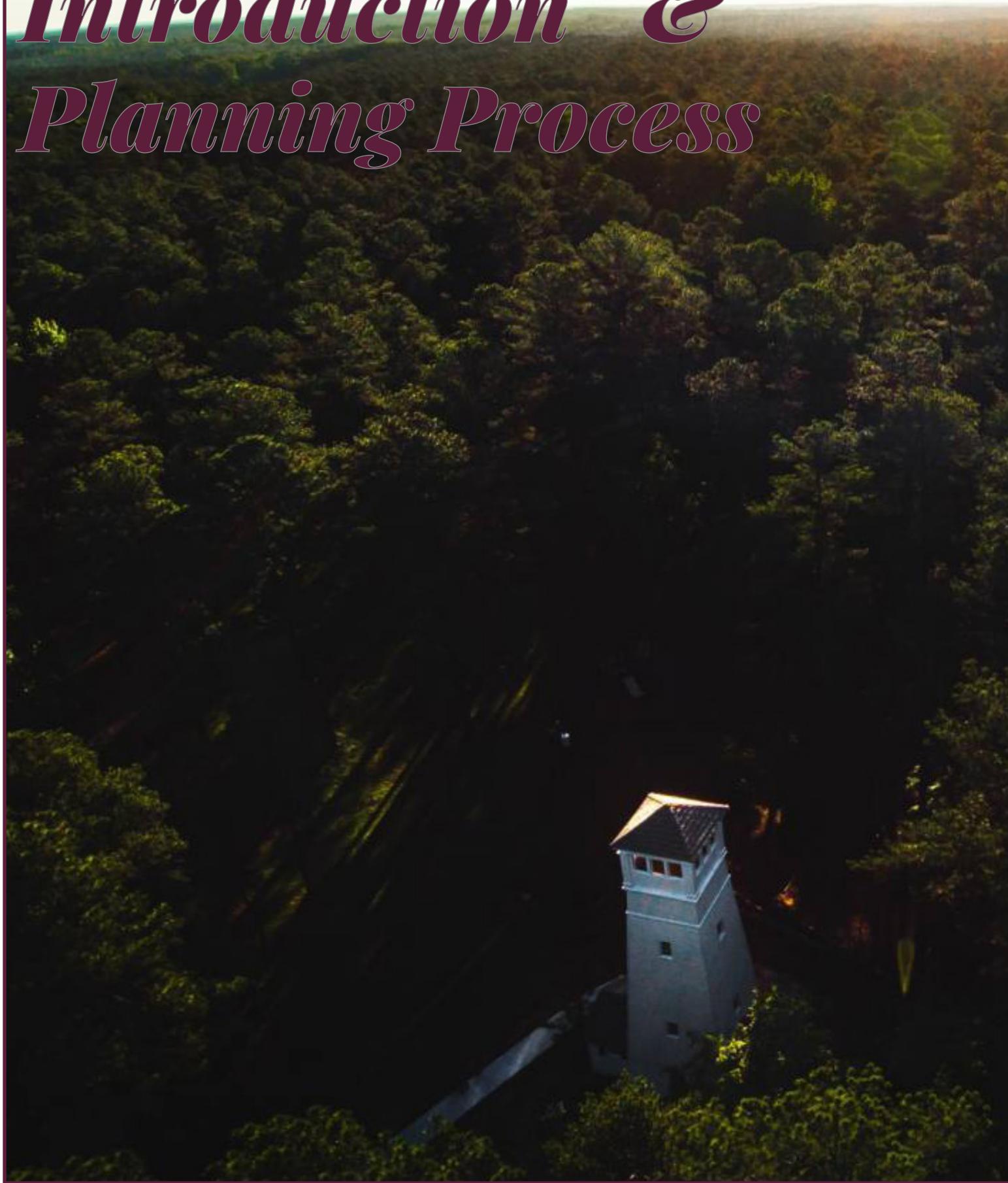




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Introduction & Planning Process





Taliaferro County (pronounced “Tolliver”), in east central Georgia, is the state’s sixty-ninth county, created in 1825 from Greene, Hancock, Oglethorpe, Warren, and Wilkes counties. It was named for Benjamin Taliaferro, who was a colonel during the American Revolution (1775–83), as well as a Georgia legislator and a judge. The land was originally held by Native Americans, who ceded it to the colonial government of Georgia in 1763.

The seat of the 195-square-mile county is Crawfordville, named for William Harris Crawford, an early presidential cabinet member and candidate for U.S. president in 1824. Hermon Mercer, brother of the founder of Mercer University in Macon, produced a city plan for Crawfordville. Known thereafter as the “Crawfordville Plat,” it was later used by a number of Georgia towns. The historic commercial district features buildings dating back to the antebellum period.

Other towns in Taliaferro County are Sharon, incorporated in 1884, and the unincorporated communities of Raytown and Robinson. In the 1880s and 1890s thousands of visitors came to the county for the reputed healing powers of the Electric Health Resort near Sharon, where it was said that exposure to bedrock in a subterranean chamber provided electrical healing powers. The resort, which included a hotel, lake, and post office, burned down, but the rubble left behind is still visible.

Introduction

Purpose of the Comprehensive Plan

The 2020-2025 Taliaferro County Joint Comprehensive Plan aims to provide residents, local officials and other stakeholders with the information and analysis necessary to move the community closer to its ideal state. Quality growth, however, can only begin with a locally generated vision and well-structured plan of implementation that has the ability to unite varied segments of the population with competing interests and concerns. This comprehensive plan is intended to:

- ***Set forth the community's needs, opportunities, and aspirations;***
- ***Provide information and practical guidance to overcome deficiencies and capitalize on opportunities;***
- ***Formulate a coordinated, short to medium-term planning program.***

The plan's various sections identify and address issues regarding housing, economic development, land use, community facilities, and cultural resources in a coordinated manner. It is a resource to consult when attempting to answer questions like:

- ***How should land should be developed?***
- ***How can we begin to increase the quantity and quality of our local housing stock?***
- ***How can we support existing businesses and develop or attract new business?***
- ***How can we protect and capitalize on our County's historic resources?***

In conjunction with the county's Service Delivery Strategy (SDS), the Comprehensive Plan document becomes a powerful guide and resource for elected and appointed officials as they deliberate a course of action on local issues and opportunities as they arise.

Previous Planning Initiatives

Joint Taliaferro County/ City of Crawfordville/City of Sharon Comprehensive Plan 2005-2025



Taliaferro County Board of Commissioners
COMMISSIONER CHAIRMAN
COMMISSIONER
COMMISSIONER
COMMISSIONER

Charles W. Ware
Jane M. Hubert
Evelyn Kendrick

City of Crawfordville
MAYOR
COUNCILMEMBER
COUNCILMEMBER
COUNCILMEMBER
COUNCILMEMBER

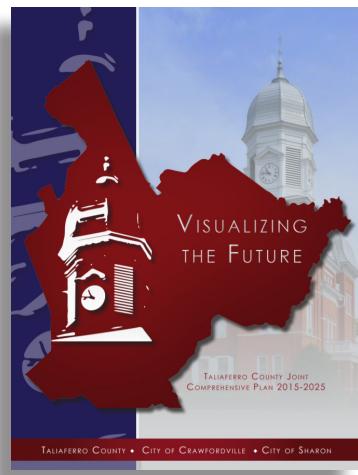
Lou Richards
Bobby Chapman
Doris Chapman
Annie Jackson
J.H. Miller

City of Sharon
MAYOR
COUNCILMEMBER
COUNCILMEMBER
COUNCILMEMBER
COUNCILMEMBER

Perry Pittman
Cherie Bolton
Steve Trull
Sheila Williams
Richard Wynn

May 2005

2005 Comprehensive Plan



2015 Comprehensive Plan

How to use ‘The Plan’

Many individual government agencies make plans for their own programs or facilities, but the Comprehensive Plan (*the Plan*) is one of the few documents that considers the programs and priorities of many agencies with varied objectives, and accounts for the activities on all land in a given area, both public and private. As the Department of Community Affairs’ (DCA) minimum standards for local comprehensive planning state, “*the highest and best use of comprehensive planning for local governments is to show important relationships between community issues.*” Done well, the planning process serves to enhance the efficiency and productivity of coordinated government efforts on all levels.

While emphasis is typically placed on the financial incentives of maintaining Qualified Local Government (QLG) status, the Comprehensive Plan is more than a matter of compliance. *The Plan* should be the central document around which a local government conducts its day-to-day affairs. ***It speaks as the community’s unified voice, conveying preferences for matters ranging from the phased redevelopment of neighborhoods, maintenance and expansion of infrastructure, provision of community services and facilities, and even the rezoning or development of individual parcels.*** It is a road map guiding the community from its present condition to its desired future. *The Plan* should be the basis for decisions of elected and appointed officials, and municipal staff.

The primary outcomes of the Plan process are expressed in the Policies and Community Work Program. The Community work program consists of concrete steps the community will take, whether producing a specific document, establishing a partnership to meet a local need, or convening a new committee. Policies, alternatively, express a general intent or principle that represents the will of the community, or what it deems the prudent course of action to be taken in a given situation. DCA’s Quality Community Objectives (QCOs) provide greater clarification on the goals of thoughtful, deliberate and effective comprehensive planning.

Plan Inputs & Anticipated Outcomes



Plan Components & Process

DCAs minimum planning standards stipulate which plan components are required or optional for counties and municipalities depending on size, needs, goals and other factors.

<i>Plan Component</i>	<i>Required or Optional</i>
Community Goals	<u>Required</u> for all local governments
Needs and Opportunities	<u>Required</u> for all local governments; includes required community involvement component
Community Work Program	<u>Required</u> for all local governments
Broadband Services	<u>Required</u> for all local governments
Economic Development	<u>Required</u> ; Job Tax Credit Tier 1
Land Use	<u>Required</u> ; some Taliaferro jurisdictions enforce zoning
Housing	<u>Optional</u> , but encouraged due to housing quality, affordability and jobs/housing imbalance
Natural and Cultural Resources	<u>Optional</u> ; Contains required regional water plan and environmental planning criteria considerations
Infrastructure and Community Facilities	<u>Optional</u>

A comprehensive plan should be developed and structured to realize the shared vision, goals and objectives for all communities involved in the process. DCA's minimum standards for local comprehensive planning require the planning process to follow a standardized set of procedures to ensure that the public has the opportunity to provide input and review the Comprehensive Plan document as it is created. Consistent public input is a necessary component for the creation of this Plan.

Stakeholders of Taliaferro County have been involved in each step of the Plan development process through various public engagement activities and strategies. Among these were: public hearings and stakeholder meetings, an online survey, promotion at a local event, and advertisement of meetings in print and electronic media.

Stakeholder Committee

TALIAFERRO COUNTY

Willie Blockum, Chair of the Taliaferro County Commission
Ruby Randolph, County Clerk & School Board Chair
Jackie Butts, Economic Development Authority
Allen Fort, School Superintendent

CITY OF CRAWFORDVILLE

Larry Stewart, Mayor
Vivian Stewart, Crawfordville City Councilwoman
Wanda Dingler, Clerk

CITY OF SHARON

Renee Brown, Mayor
Jane Kuehn, Clerk & Deerlick Astronomy Village Representative

TALIAFERRO COUNTY CHAMBER OF COMMERCE

Randy Stewart

Taliaferro County Historical Society

Leslie Martin
Jan Stewart

Citizens

John Hunt
Daniel Stewart
Betsy Orr (Church of the Purification)

Meetings & Hearings

Stakeholder Meetings were structured as work sessions, serving as opportunities for both education and solicitation of input regarding local challenges, needs and processes. Three stakeholder meetings were held throughout the process, each with a different thematic focus.

FIRST STAKEHOLDER MEETING: SEPTEMBER 16, 2019 @10:00 AM

- Local Government Comprehensive Planning Requirements
- Timeline for Plan development
- Previous Issues and Opportunities Identified and Progress Made
- Data Review
- Population
- Employment
- Broadband
- Housing
- SWOT Analysis



SECOND STAKEHOLDER MEETING: OCTOBER 15, 2019 @ 6:30 P.M.

- Purpose of Planning and the Comprehensive Plan Document
- Detailed discussion of Plan components
- Potential Work Program activities
- Land Use
- Economic Development
- Housing



Web & Social media post for Comp Plan
Kick-Off and Initial Public Hearing

Third Stakeholder Meeting: November 5, 2019 @ 10:00 a.m.

- Regional Planning Context
- Local Priorities and Projects
- Implementation Tools and Resources
- Successful Implementation Models
- CSRA Regional Commission Implementation Assistance



Web & Social media post for
Second Stakeholder Meeting

Public Hearings

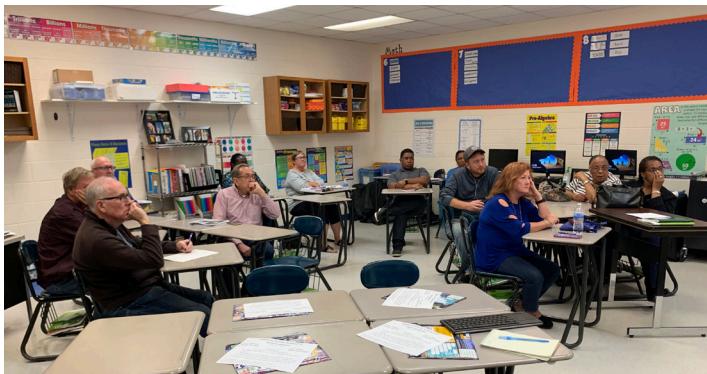
INITIAL PUBLIC HEARING & STAKEHOLDER MEETING:

September 16, 2019 @10:00 am



SECOND STAKEHOLDER MEETING:

October 15, 2019 @ 6:30 pm



SECOND PUBLIC HEARING

January 8, 2020 @ 10:00 am



SWOT Analysis

STRENGTHS

- Strong Community
- A.H. Stephens Park
- School System
- Educational opportunities
- Land
- Rural character
- Old downtown
- Quick connection to I-20
- Good people
- Forest and farmland
- Scenic beauty
- Affordable land
- County leadership
- S-278
- Good people

WEAKNESSES

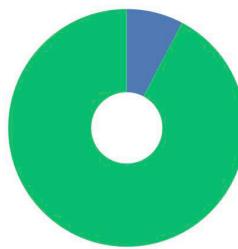
- Lack of jobs/employment
- Young students go off to college and relocate; don't return home to live
- Highest county property tax rate in GA
- Rundown/dilapidated properties
- Lack of understanding of exactly what, how and when we want to grow
- Low-income housing poorly planned and designed
- Lack of transparency at the Economic Development Authority
- Often not a shared vision
- Workforce

*SWOT Analysis responses are reported as indicated by respondents

Selected Survey Responses

A family Bingo night was held at Taliaferro County School on the evening of September 26, 2019. The opening of the comprehensive planning process was announced and attendees were informed of the upcoming stakeholder meeting to be held at the school. Additionally, they were given the opportunity to participate in an online survey to provide their input regarding community issues and goals. The following data represents some of the survey responses received.

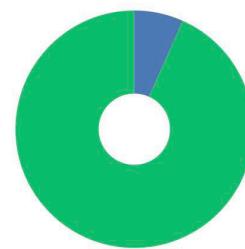
13. Would you like to see more growth in Taliaferro County over the next 20 years?



Skipped: 2 Answered: 13

Yes	92%	12
No	8%	1

3. Do you enjoy living in Taliaferro County?



Skipped: 0 Answered: 15

Yes	93%	14
No	7%	1

OPPORTUNITIES

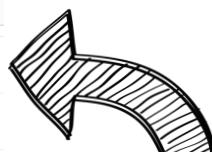
- New industry
- Retail expansion
- New jobs coming
- Potential housing development
- Growth
- New businesses
- Tourism at A.H. Stephens Park
- Harrison Poultry jobs
- Infrastructure

THREATS

- Declining population
- Lack of housing
- Lack of cooperation
- Not being able to focus on a vision
- Rampant development
- Mobile homes
- Poorly planned development
- Franchise retail ruining downtown look
- Loss of historic buildings
- Disrepair
- Aging population
- Small tax base

*SWOT Analysis responses are reported as indicated by respondents

Responses	
Slow pace goodlivin	>
9/26/19, 10:59 AM	
The school	>
9/26/19, 10:58 AM	
I live here all my life	>
9/26/19, 10:58 AM	
The quiet	>
9/26/19, 10:56 AM	
Low crime	>
9/26/19, 10:56 AM	
Quiet, acreage, woods	>
9/26/19, 10:56 AM	
Quiet low or no crime	>
9/26/19, 10:50 AM	
Small town family feel	>
9/26/19, 10:49 AM	
Quiteness	>
9/26/19, 10:49 AM	
The lack of traffic,peacefulness, and nice people!	>
9/26/19, 9:54 AM	
The peace a quite of a country town.	>
9/26/19, 9:52 AM	

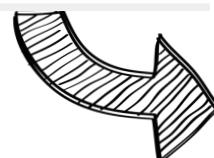


4. What do you enjoy most about Taliaferro County?

Responses 15 >

14. In your view, what barriers will prevent Taliaferro County from reaching the goals stated above?

Responses 15 >



Responses	
distrust among those in a position to make a difference	>
10/15/19, 2:52 AM	
Inactive community participation and disunity of the community	>
10/12/19, 7:05 AM	
Mindsets of people	>
9/26/19, 11:02 AM	
If the city and the county government do not	>
9/26/19, 10:59 AM	
The people	>
9/26/19, 10:58 AM	
The people	>
9/26/19, 10:58 AM	
N/a	>
9/26/19, 10:56 AM	
Nothing to do here	>
9/26/19, 10:56 AM	
Low income residents, no jobs	>
9/26/19, 10:56 AM	
Funding	>
9/26/19, 10:50 AM	
Community leaders being greedy	>
9/26/19, 10:49 AM	

Community Snapshot

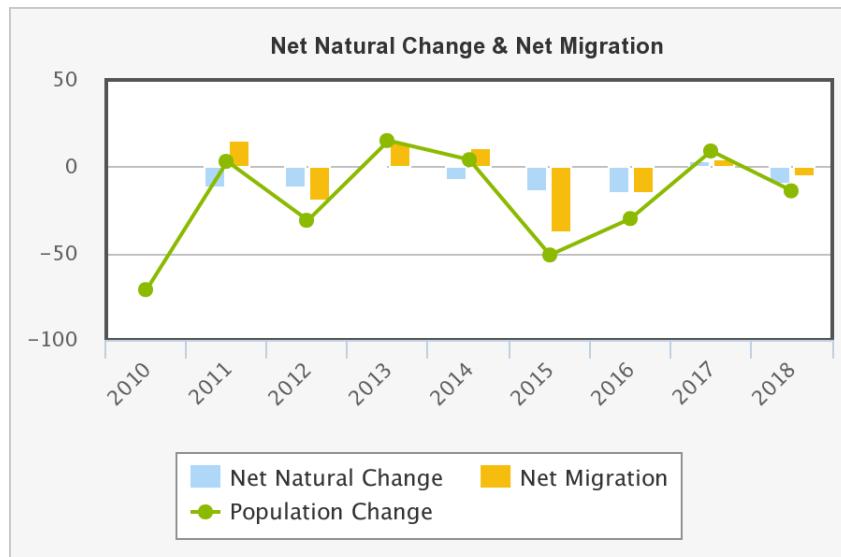
Population Trend & Projections

In the wake of the Great Recession, the Nation underwent what the Economic Innovation Group (EIG) terms **The Great Reshuffling**. This is the name given to the phenomenon of spatial aggregation of jobs, highly-skilled workers and resources within a limited number of ‘prosperous’ suburban enclaves during the period of economic recovery. EIG’s theory, expressed in its Distressed Communities Index, also posits that communities on the ‘distressed’ end of the spectrum lost jobs and residents at an accelerated rate as others prospered.

According to data from the U.S. Census Bureau, Taliaferro County’s overall population has remained largely unchanged since 2010.

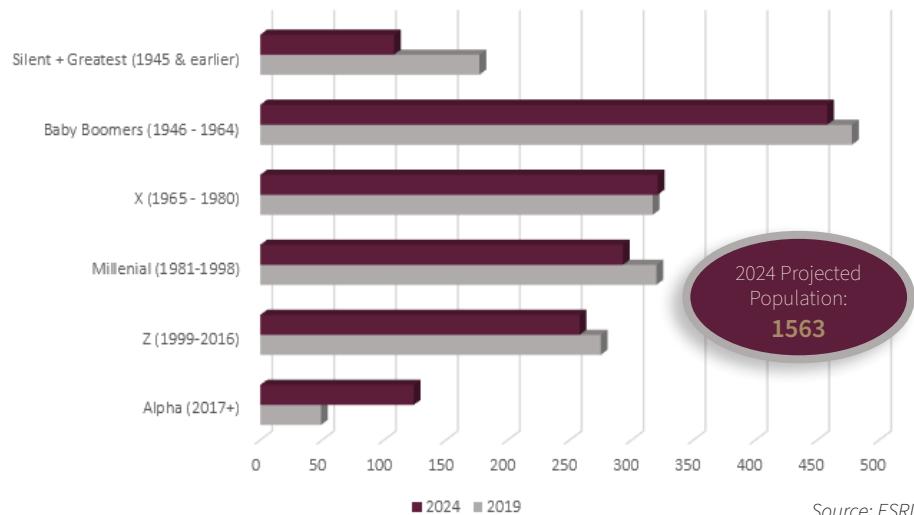
Taliaferro County Population	2010	2014	2017	Trend
Taliaferro County	1717	1700	1844	↗
Crawfordville	534	594	709	↗
Sharon	140	77	138	↘

U.S. Census Bureau: Census 2010, ACS 5-Year Estimates



U.S. Census Bureau: Census 2010, ACS 5-Year Estimates, Population Estimates

Projected Shift in Generational Composition of Population



2024 Projected Population:
1563

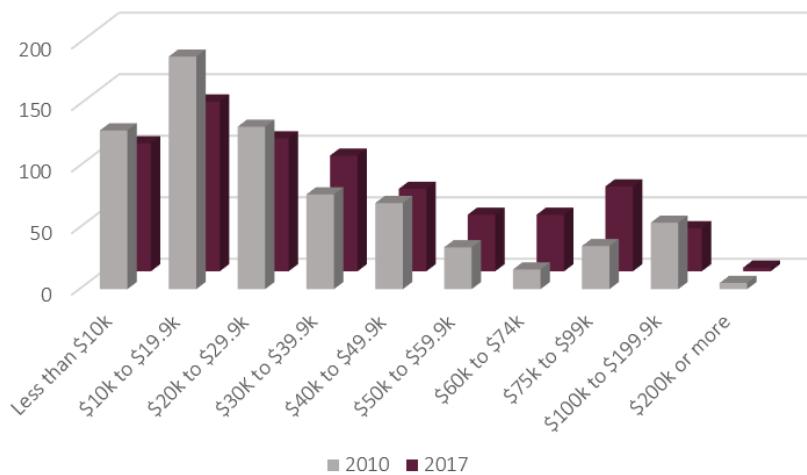
Source: ESRI

Per ESRI projections, the County’s population will maintain or decline slightly through 2024. The County should anticipate additional Gen X-ers and several new members of generation alpha, those born in 2017 or later.

Recognizing the vital contribution of Georgia’s rural counties to the State’s success, the *Georgia Chamber of Commerce* undertook a study of the factors critical for a ‘Rural Renaissance.’ The results urge rural leaders to remain mindful that **population and prosperity are intertwined**.

As millennials will soon make up 75% of the global workforce, rural communities must be resolute in the development of strategies to attract and retain a youthful populace. This particular population places a high value on ‘quality of life’ factors when choosing a place to live and work. Thus, placemaking and the provision of community facilities like parks and trails will be of the utmost importance.

Taliaferro County Composition of Households			
	2010	2014	2017
Total Households	741	682	710
Married-couple Households	36.4%	38.9%	34.5%
Female-headed Households	22.9%	14.8%	21.4%
Non-family Households	35.0%	40.5%	37.9%



Taliaferro County Educational Attainment	Population 18-24		Population 25+	
	2010	2017	2010	2017
Population	184	187	1433	1361
Less than HS Graduate	37.5	21.4%	41.5%	30.9%
HS Graduate	45.7	41.7%	37.5%	47.5%
Some College or Associate's	4.9	29.9%	14.0%	14.8%
Bachelor's Deg. or higher	12.0%	7.0%	6.8%	6.8%

U.S. Census Bureau: Census 2010, ACS 5-Year Estimates

Households

The total number of households within the county fell following 2010, but appeared to be on the rebound. The composition of households may be in flux, however. Notably, the proportion of single-parent female-headed households rose by 6.6% between 2014 and 2017.

Household incomes show significant variation in the period from 2010 to 2017. ACS data indicates a decline in the proportion of households earning under \$30,000, and an increase in the number of households earning between \$30,000 and \$99,000.

In 2019, 24.8% of households had an income below poverty level. The median household income was \$28,080.

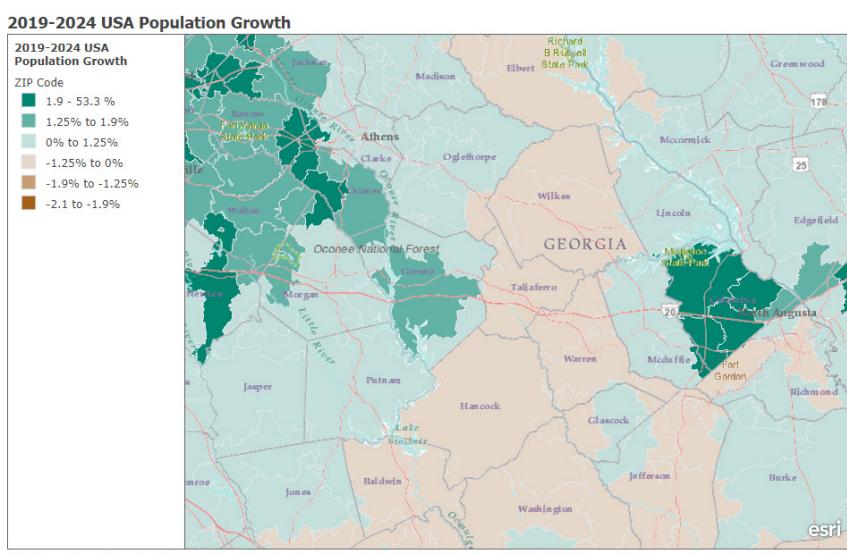
Educational Attainment

EIG reports that “amid the reshuffling..., educational attainment has emerged as the sharpest fault-line separating thriving communities from struggling ones.” The educational attainment of Taliaferro County’s population has improved since 2010, though the data suggests there may be “brain drain,” or the departure of the most educated residents to more economically prosperous locales.

Regional Population Projections

The map to the left illustrates ESRI’s projections for future population growth in the Taliaferro County area through 2024. The county’s population is expected to remain relatively stable or decline slightly.

The data appears to affirm EIG’s findings of rising suburbanization. Taliaferro County falls within a narrow strip of rural counties between the Augusta and Athens metropolitan areas.





Needs & Opportunities

Goals & Policies



Needs & Opportunities

LAND USE

Needs / Weaknesses

- Lack of consensus about growth
- Lack of planning for future development
- Derelict property owned by land speculators
- Lack of regulatory protection for historic downtowns

Opportunities

- Potential for commercial and residential growth due to Harrison Poultry site selection in the County
- Valuable new lifestyle amenities proposed by the Taliaferro County Healthier Together Recreational Trails Plan

ECONOMIC DEVELOPMENT

Needs / Weaknesses

- Lack of critical infrastructure to attract large new industrial operations
- Relatively low-skilled workforce
- Lack of access to fresh foods and minimal retail options
- Lack of support for entrepreneurs and small businesses
- Lack of regulatory protection for historic downtown character

Opportunities

- Intact historic downtown
- Strong history of local filming
- Harrison Poultry site selection in the County
- A.H. Stephens Park traffic
- Proximity to Interstate 20

Needs & Opportunities

INFRASTRUCTURE & COMMUNITY FACILITIES

Needs / Weaknesses

- Existing water and wastewater infrastructure is in need of maintenance.

Opportunities

- Development of additional community spaces through adoption of the 'Healthier Together' recreational trail plan
- Public support for additional recreational space and facilities as expressed through survey
- Potential local growth due to Harrison Poultry location in Taliaferro County

BROADBAND

Needs / Weaknesses

- Aged population
- Low broadband adoption
- Low comfort with technology
- Minimal digital skills

Opportunities

- Majority of County covered by broadband-speed internet
- Taliaferro County School possesses numerous technological assets: tablets, an Apple computer lab, and 3D printers

HOUSING

Needs / Weaknesses

- Aged and substandard housing stock
- Lack of workforce housing to meet likely new demand

Opportunities

- Demand for new housing generated by Harrison Poultry
- Valuable lifestyle amenity created by 'Healthier Together' trails
- Reclamation of valuable in-town property for new housing development

NATURAL & CULTURAL FACILITIES

Needs / Weaknesses

- Lack of regulatory protection against light pollution in consideration of Deerlick Astronomy Village
- Lack of regulatory protection against A.H. Stephens Park encroachment

Opportunities

- A.H. Stephens Park Traffic
- Establishment of Deerlick Astronomy Village as an International Dark Sky Park

Quality Community Objectives

In support of planned growth, DCA has created a series of Quality Community Objectives (QCOs) relevant to all Georgia communities. These principles were crafted with the intent to comprehensively frame the long-term aspirations of communities in a manner that accounts for both the variety and complexity of intermediate decisions that move them from the present to the future - from vision to reality. Viewed from the broader perspective, small, consistent steps in accordance with prescribed goals lead to meaningful change.

Taliaferro County will strive to achieve the vision and standards of community established by DCA's Quality Community Objectives.

SENSE OF PLACE

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

ECONOMIC PROSPERITY

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

TRANSPORTATION OPTIONS

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

EDUCATIONAL OPPORTUNITIES

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

RESOURCE MANAGEMENT

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

EFFICIENT LAND USE

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

HOUSING OPTIONS

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

COMMUNITY HEALTH

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

REGIONAL COOPERATION

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

LOCAL PREPAREDNESS

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Goals & Policies

Goals are broad statements of understanding that are intended to provide guidance toward a desired future outcome. Goals put short-term decisions in proper context. The aspirations contained within a community's goals are some of the most valuable insights gleaned from the comprehensive planning process. Ideally, they should shape the ventures into which the community will invest its limited financial and human resources.

A community reaches its goals through the establishment of and adherence to supporting policies. This section details Taliaferro County's local goals and chosen policies.

Land Use

Applicable QCOs	Goals	Policies
Economic Prosperity	<ul style="list-style-type: none">• Ensure that Taliaferro County and its contained jurisdictions are developed in a planned manner consistent with sound land use principles.	<ul style="list-style-type: none">• We encourage development that is sensitive to the rural context, sense of place, and overall setting of the community.
Efficient Land Use	<ul style="list-style-type: none">• Ensure that all real estate in Taliaferro County and its contained jurisdictions is maintained in a presentable state of repair that reflects the community's sense of pride.	<ul style="list-style-type: none">• We want development whose design, landscaping, lighting, signage, and scale add value to our community.
Transportation Options	<ul style="list-style-type: none">• Protect Taliaferro County's rural and agricultural landscapes, as well as environmentally sensitive lands.	<ul style="list-style-type: none">• Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
Sense of Place		<ul style="list-style-type: none">• We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
Regional Cooperation		<ul style="list-style-type: none">• We support creation of a community-wide pedestrian/bike path network.
		<ul style="list-style-type: none">• We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
		<ul style="list-style-type: none">• We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
		<ul style="list-style-type: none">• Support ongoing professional development for staff and elected officials.

Economic Development

Applicable QCOs	Goals	Policies
Efficient Land Use	<ul style="list-style-type: none">Develop Taliaferro County into a destination for heritage tourism.Provide for the full range of subsistence commercial needs of Taliaferro County residents.	<ul style="list-style-type: none">Promote the creation of a workforce and local economy well-situated in the rapidly integrating global economy.Create a local workforce that is competent and globally competitive through the use of digital technologies.
Educational Opportunities	<ul style="list-style-type: none">Create a local workforce that is competent and globally competitive in the use of digital technologies.	<ul style="list-style-type: none">Support the protection of Taliaferro County's historic downtowns and other historic resources.
Economic Prosperity	<ul style="list-style-type: none">Establish a local economy that is diverse and resilient, taking advantage of the unique skills and talents of all Taliaferro County residents.	<ul style="list-style-type: none">Encourage and support local entrepreneurship and entrepreneurial efforts.Support production of locally grown produce and the establishment of a community food market.
Local Preparedness		<ul style="list-style-type: none">Support the creation of a local retail environment that meets the basic needs of Taliaferro County residents.Implement the applicable strategies of the regional "Comprehensive Economic Development Strategy."Support ongoing professional development for staff and elected officials.
Regional Cooperation		

Infrastructure & Community Facilities

Applicable QCOs	Goals	Policies
Economic Prosperity	<ul style="list-style-type: none">Provide the full range of educational, health, and other facilities necessary to support resident welfare and growth.	<ul style="list-style-type: none">We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
Efficient Land Use	<ul style="list-style-type: none">Promote healthy, active lifestyles among Taliaferro County residents.Encourage a pattern of municipal development that establishes and maintains a high quality of community life for Taliaferro County residents.	<ul style="list-style-type: none">We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.We support creation of a community-wide pedestrian/bike path network.We will invest in parks and open space to enhance the quality of life for our citizens.
Transportation Options		
Community Health		
Local Preparedness		

Goals & Policies

Broadband

Applicable QCOs	Goals	Polices
Economic Prosperity		
Educational Opportunities		
Local Preparedness		
Community Health	<ul style="list-style-type: none">• Create a local economy that is well-suited in the new digital global economy.• Create a local workforce that is competent and globally competitive in the use of digital technologies.• Ensure all Taliaferro County residents have access to the unprecedented wealth of information and opportunities offered by access to the internet.	<ul style="list-style-type: none">• Support the creation of opportunities for Taliaferro County residents to understand the relevance of digital technologies to their everyday lives, and to obtain basic digital literacy skills.• Support the creation of opportunities for early exposure of secondary school students to evolving workplace technologies.• Support ongoing professional development for staff and elected officials.

Housing

Applicable QCOs	Goals	Polices
Economic Prosperity		
Housing Options		
Sense of Place		
Community Health	<ul style="list-style-type: none">• Promote the development of a range of quality, affordable, and efficient housing options for all Taliaferro County residents.• Ensure that anyone employed in Taliaferro County has the option to live in Taliaferro County.	<ul style="list-style-type: none">• Eliminate or rehabilitate substandard or dilapidated housing throughout the County.• Create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.• Encourage development of housing opportunities that enable residents to live close to their place of employment.• Support ongoing professional development for staff and elected officials.

Natural & Cultural Resources

Applicable QCOs	Goals	Policies
Resource Management	<ul style="list-style-type: none">Preserve the historic and rural ambiance of Taliaferro County and its contained jurisdictions.Prevent light pollution in the interest of preserving dark skies near Deerlick Astronomy Village.Protect Taliaferro County's dedicated green spaces and environmentally sensitive lands from encroachment and degradation.	<ul style="list-style-type: none">Minimize inefficient land consumption and encourage compact development in order to preserve green open space and natural resource areas.Encourage development that is sensitive to the historic context, sense of place, and overall setting of Taliaferro County.Support ongoing professional development for staff and elected officials.
Local Preparedness		
Sense of Place		
Community Health		
Regional Cooperation		

Land Use

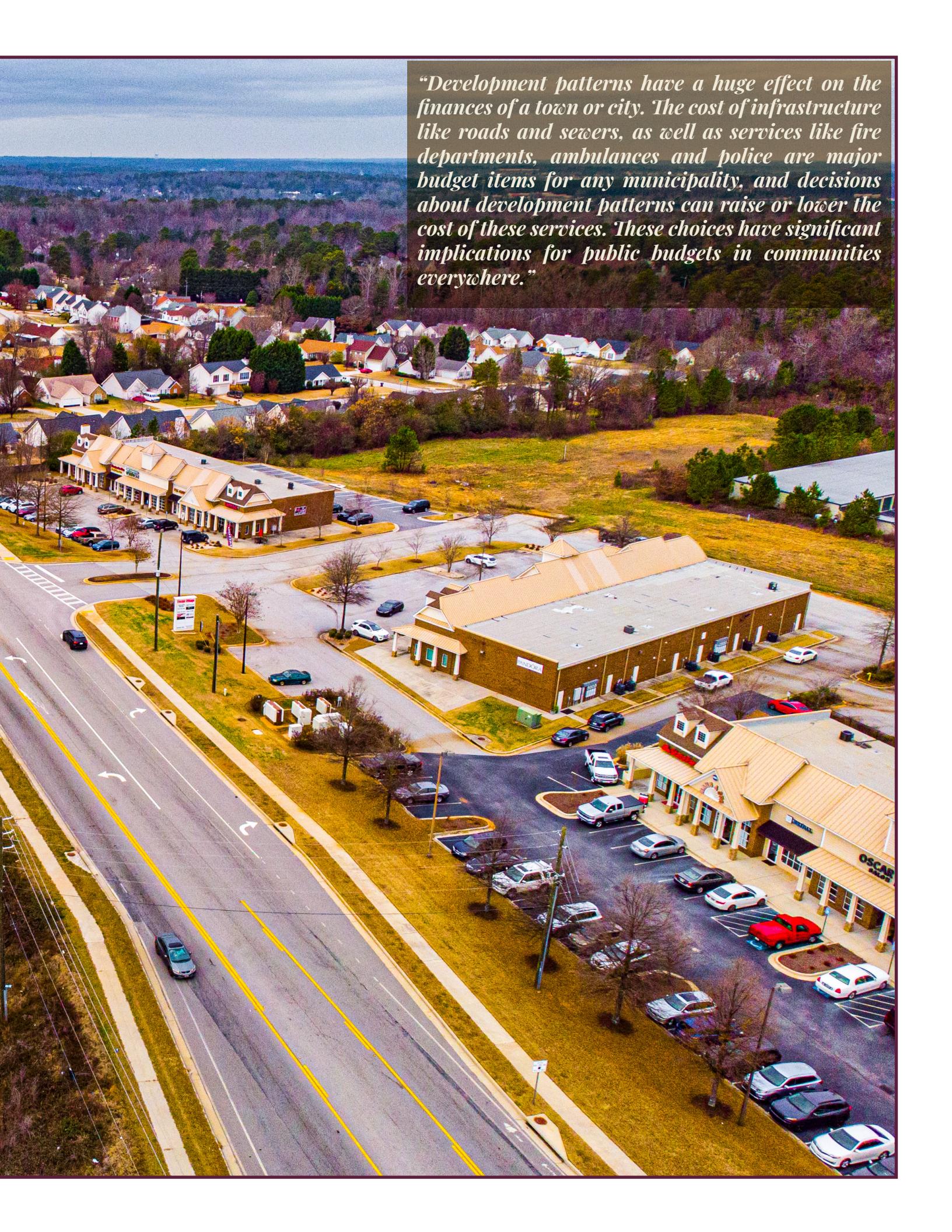


Weaknesses:

- Lack of consensus about growth
- Lack of planning for future development
- Derelict property owned by land speculators
- Lack of regulatory protection for historic downtowns

Opportunities:

- Potential for commercial and residential growth due to Harrison Poultry site selection in the County
- Valuable new lifestyle amenities proposed by the Taliaferro County Healthier Together Recreational Trails Plan

An aerial photograph of a suburban landscape. In the foreground, there is a large, modern shopping center with several buildings featuring tan roofs and light-colored facades. The parking lots in front of the buildings are mostly empty. To the left of the shopping center, a multi-lane road with yellow dashed lines runs parallel to a sidewalk. A few cars are driving on the road. In the background, there is a dense cluster of single-family homes with white exteriors and dark roofs, surrounded by green lawns and trees. A large, open grassy field is visible between the shopping center and the residential area.

"Development patterns have a huge effect on the finances of a town or city. The cost of infrastructure like roads and sewers, as well as services like fire departments, ambulances and police are major budget items for any municipality, and decisions about development patterns can raise or lower the cost of these services. These choices have significant implications for public budgets in communities everywhere."

Future Land Use Planning

Policy Leadership

The local comprehensive plan and associated land use policies are critical in shaping the physical aspects of Georgia's communities, and, by extension, the economic and social aspects as well. Few local government decisions are without implications for the use of public and private land. It is through land use plan and policy creation that communities: anticipate local needs, identify imminent and future development issues, identify areas for which certain types of development are unsuitable, select controls and regulations to guide development, and establish a vision for how the community should grow and change over time.

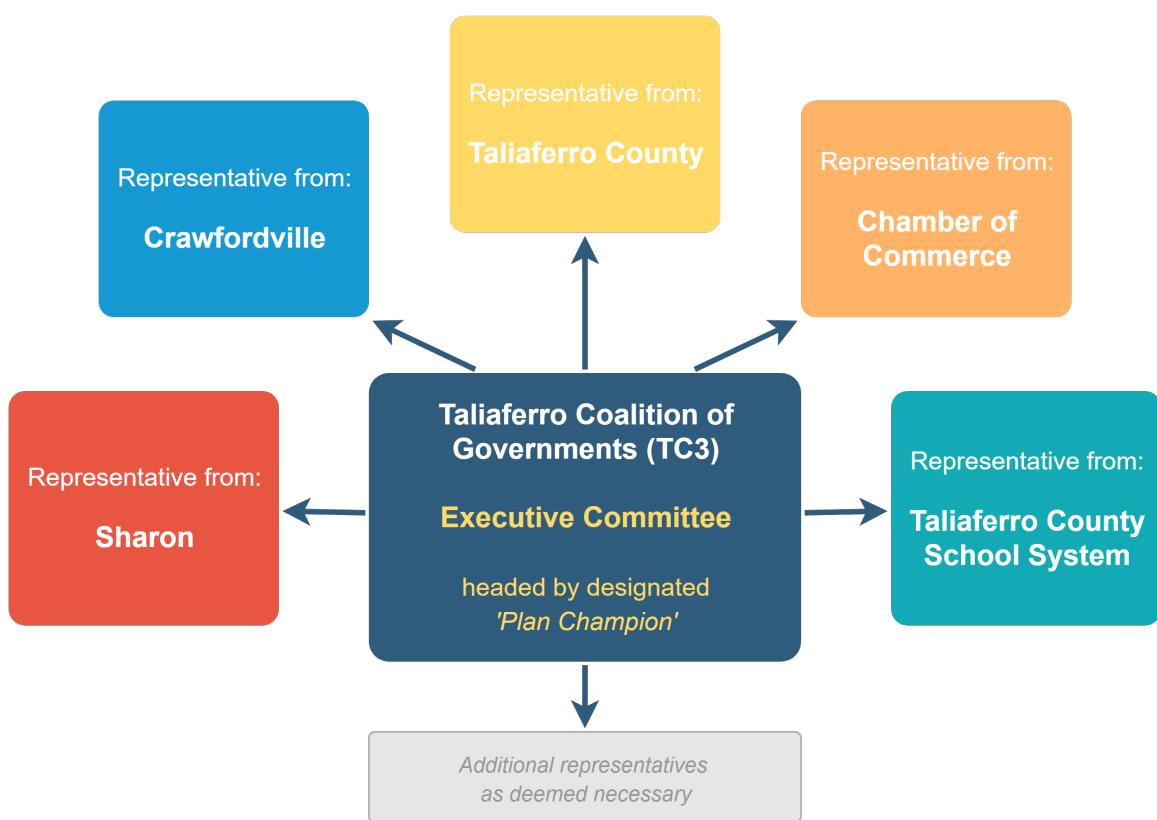
Parcel by parcel development can proceed if general development requirements are met. Without a guiding framework, though, these individual changes appear relatively arbitrary. In the context of a well-developed comprehensive plan, however, each new change is a step toward the realization of a broad, shared vision of 'community.' Unfortunately, this vision does not come about by happenstance. It is the product of thoughtful and deliberate leadership.

Throughout the course of the comprehensive planning process two closely related issues continually arose: a lack of coordination and cooperation among Taliaferro County's local governments, and a lack of consensus about the future growth and development in the County. Survey data and input from members of the Stakeholder Committee revealed that vast differences in views about 'growth,' and social divisions among the population pose an obstacle to agreement and unified action. Most surmised that a lack of visionary, unifying leadership prevents the County from moving forward decisively to claim available opportunities.

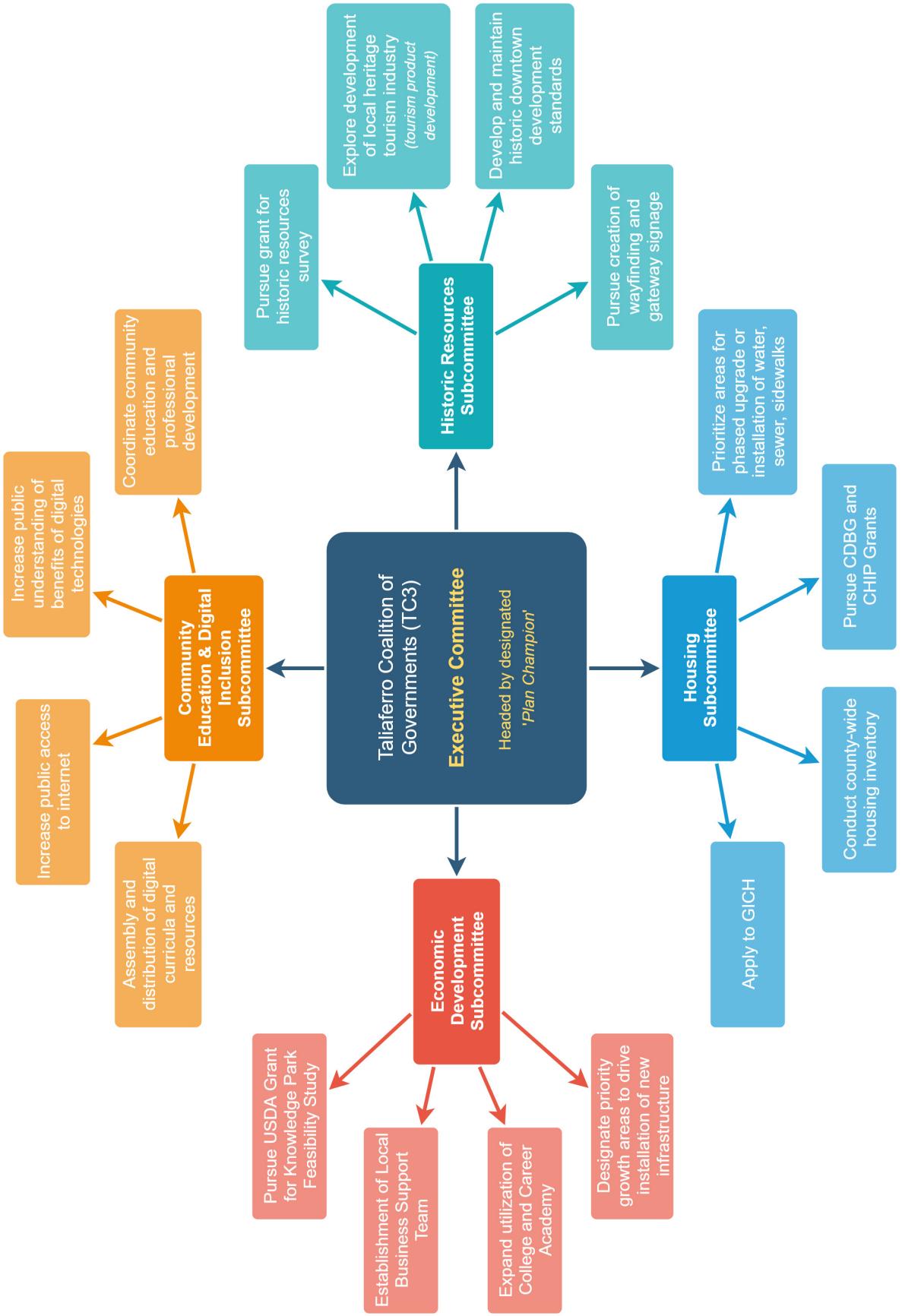
In an effort to create a space for both broad representation and visionary leadership, the central proposal of the 2020 - 2025 *Joint Comprehensive Plan* is the establishment of a **formal coalition of Taliaferro County governments**.

Such an organization would necessarily include representatives from each jurisdiction, as well as representatives

from key agencies, members of the business community, and residents. Further, the Coalition would be headed by a designated 'Plan Champion' who would take accountability for the ongoing work of leading the community toward achievement of the goals set forth in the Plan.



Proposed Structure of the Taliaferro County Coalition (TC3)



The chart above illustrates how priority and recommended Work Program activities could be distributed to the various subcommittees of the proposed Coalition. Additional subcommittees may be created as is deemed necessary.

Character Areas

Determining Future Land Use

Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent “approximate” character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the Comprehensive Plan or other local policy document. Generally, however, tracts should develop according to the parameters established in the specific character area in which it is located. Each jurisdiction is strongly encouraged to initiate amendments to their Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

Character Area Narratives

The narratives located on the pages that follow correspond to the Character Area Map, and should be viewed as general policy statements - *statements of intent*. Their use and applicability is similar to other goals and policy statements found in the Community Goals component of the Plan. They should inform future development decisions and form the basis for more detailed topic-specific studies in the future.

Traditional Neighborhood Development (TND)

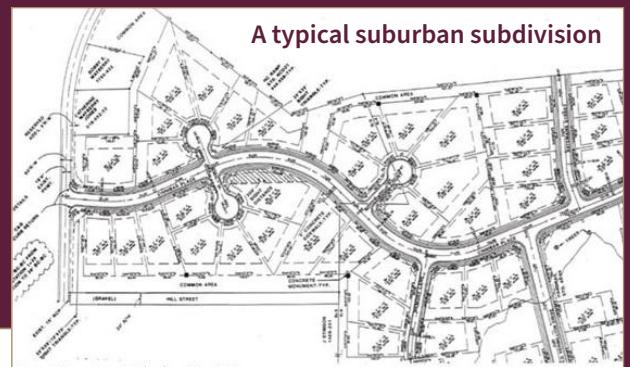
- versus -

Suburban Style Development

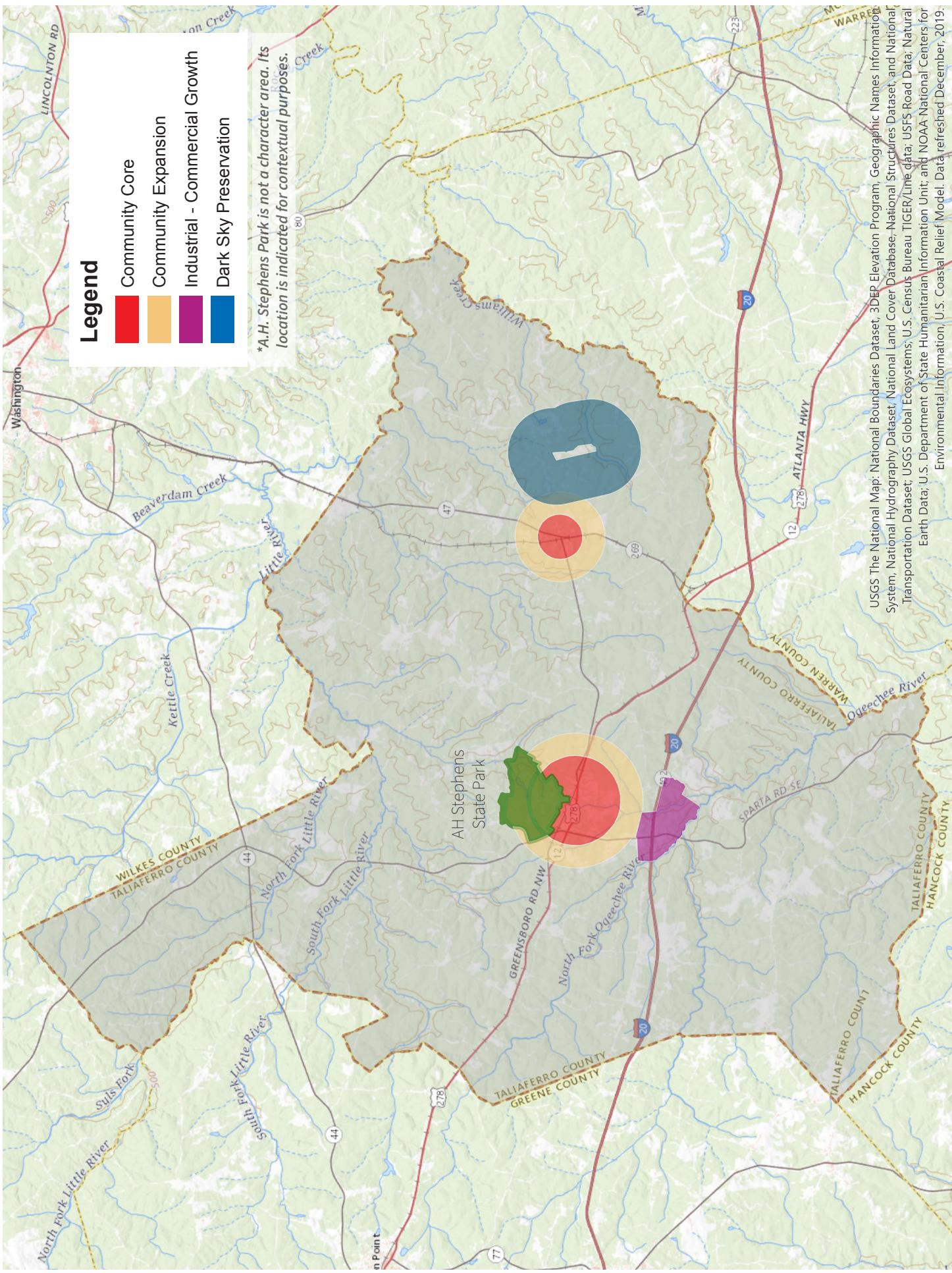
Character Areas are intended to help shape development as it takes place. Rather than establishing a master plan for an area, it allows the private sector to develop in accordance with community-adopted policies that promote sustainability and the thoughtful mixing of land uses across a jurisdiction.

Strong development regulations and design guidelines can result in efficient and highly valuable traditional neighborhood-style development, rather than sprawling car-oriented development.

A traditional neighborhood



Acknowledging that suburban-style development will continue as the dominant form for the foreseeable future, Taliaferro County and its contained jurisdictions should seek to offset the inefficiencies of this development pattern by adopting policies restricting development to priority growth areas, cluster development, multi-modal interconnections and collocation of residences with convenience commercial and institutional uses.



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed December, 2019.

Community Core

GENERAL DESCRIPTION



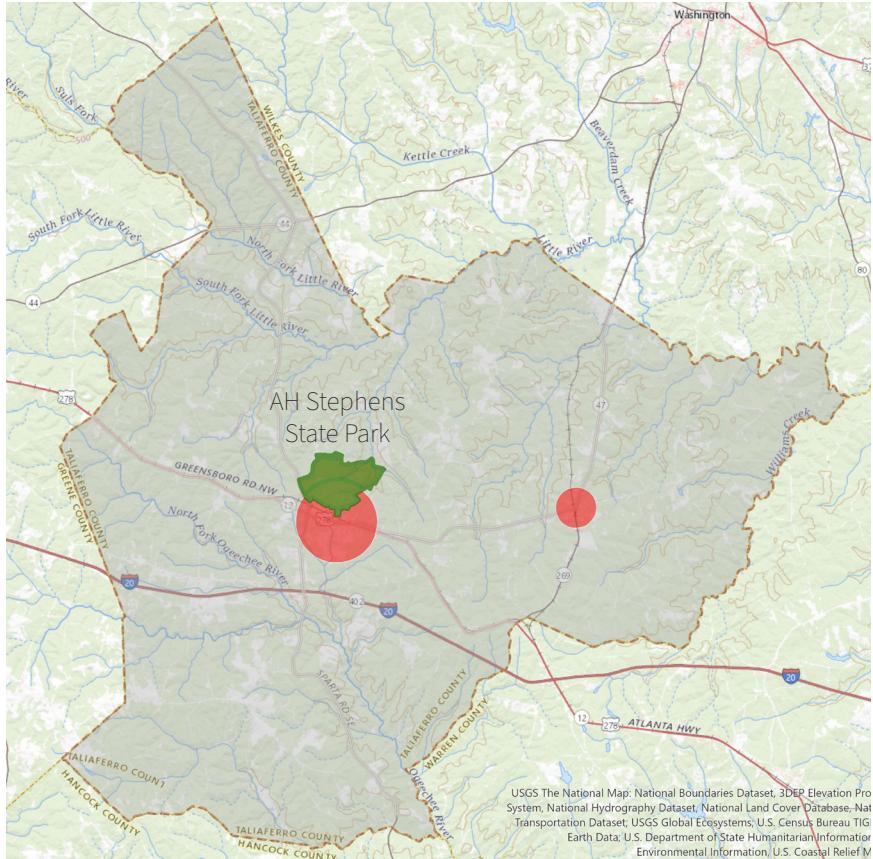
The Community Core character area are the cities of Crawfordville and Sharon. These areas contain multiple land uses and serve as a foundation for growth for the Community Expansion character area. Medium to Small lot sizes with the majority containing commercial or residential uses are primarily located in this area. Contextually-sensitive infill development and redevelopment of derelict structures would be ideal in this character area.

LAND USE CATEGORIES

- Commercial
- Residential

IMPLEMENTATION MEASURES

- Urban Redevelopment Plans
- Revitalization Area Strategies
- Vacant property maintenance standards
- Design guidelines to maintain rural town aesthetic
- Pedestrian and streetscape improvements



Community Expansion

GENERAL DESCRIPTION

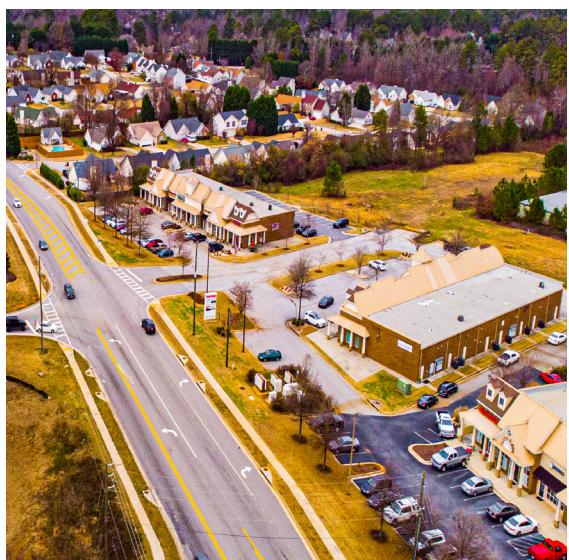
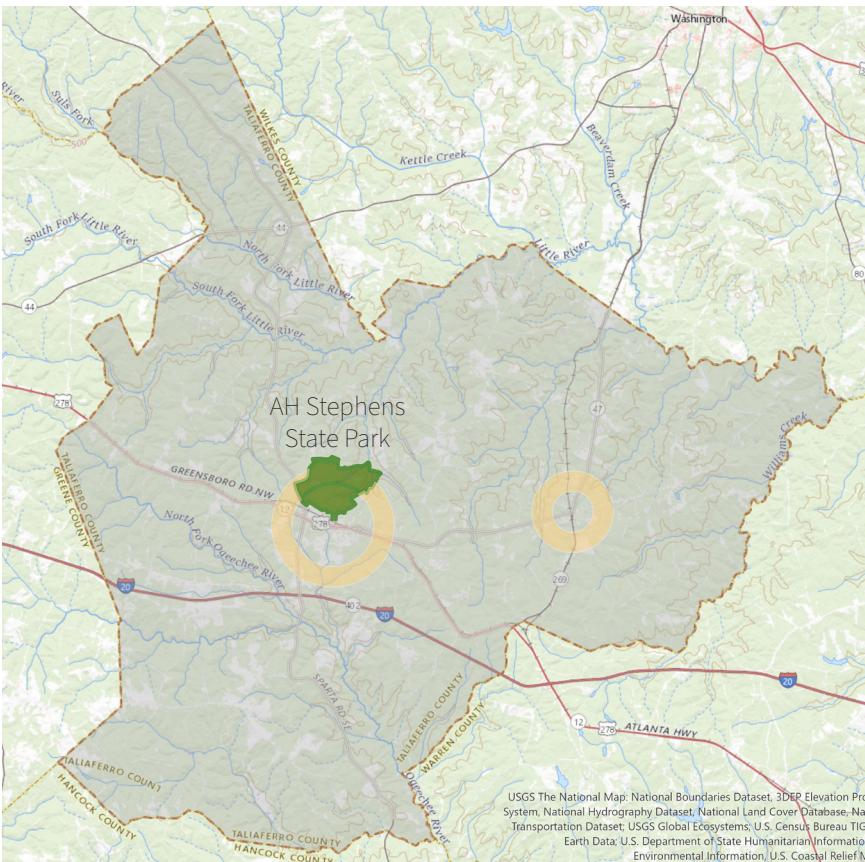
The Community Expansion character area is located between the two municipalities and unincorporated Taliaferro County. This character area represents where growth should be focused. Infrastructure improvements, when they occur, should be focused in this area to avoid sprawling, inefficient development.

LAND USE CATEGORIES

- Commercial
- Residential
- Industrial

IMPLEMENTATION MEASURES

- Targeted Growth Area Boundaries
- Limit water/sewer infrastructure provision
- Small Area Master Planning to prevent mixture of incompatible land uses
- Design guidelines to maintain rural town aesthetic
- Development standards requiring multi-modal interconnections across parcels
- Connection to future county-wide trail network



Industrial & Commercial Expansion



GENERAL DESCRIPTION

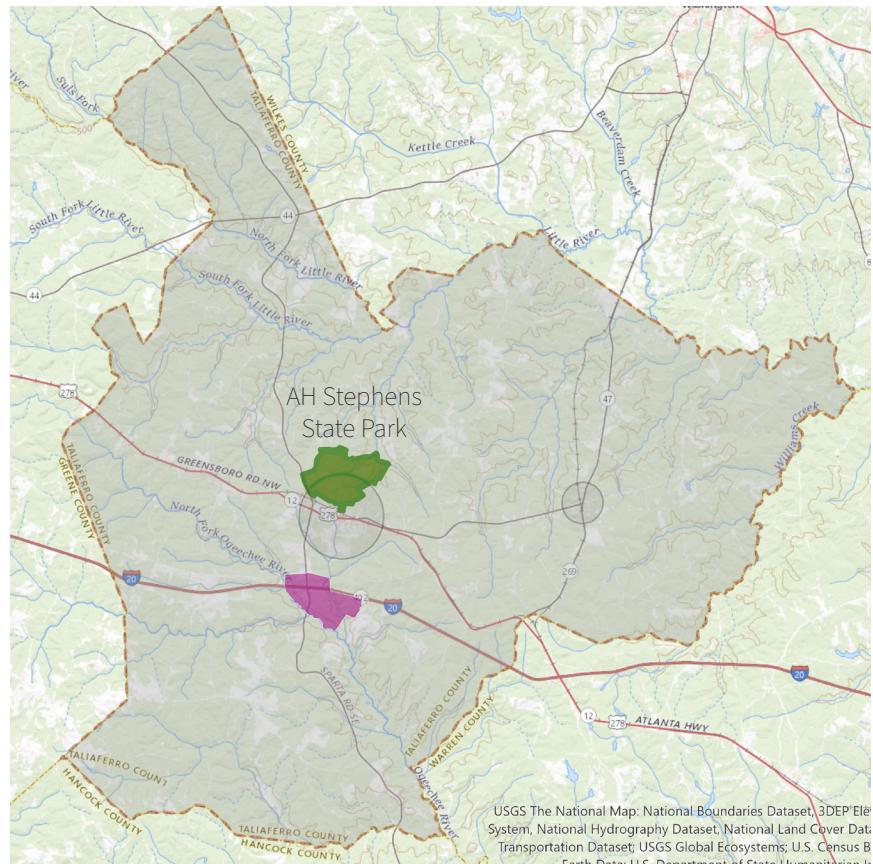
The industrial character area delineates the location where large scale manufacturing, logistics, or technology-related development should occur in Taliaferro County. This area, adjacent to Interstate 20, is intended to become the home of the county's largest future employers, and a potential regional shopping destination.

LAND USE CATEGORIES

- Commercial
- Residential
- Industrial

IMPLEMENTATION MEASURES

- Targeted installation of water/sewer infrastructure to incentivize private investment
- Small Area Master Planning to prevent mixture of incompatible land uses
- Development standards requiring multi-modal interconnections across parcels
- Connection to future county-wide trail network



Dark Sky Preservation

GENERAL DESCRIPTION

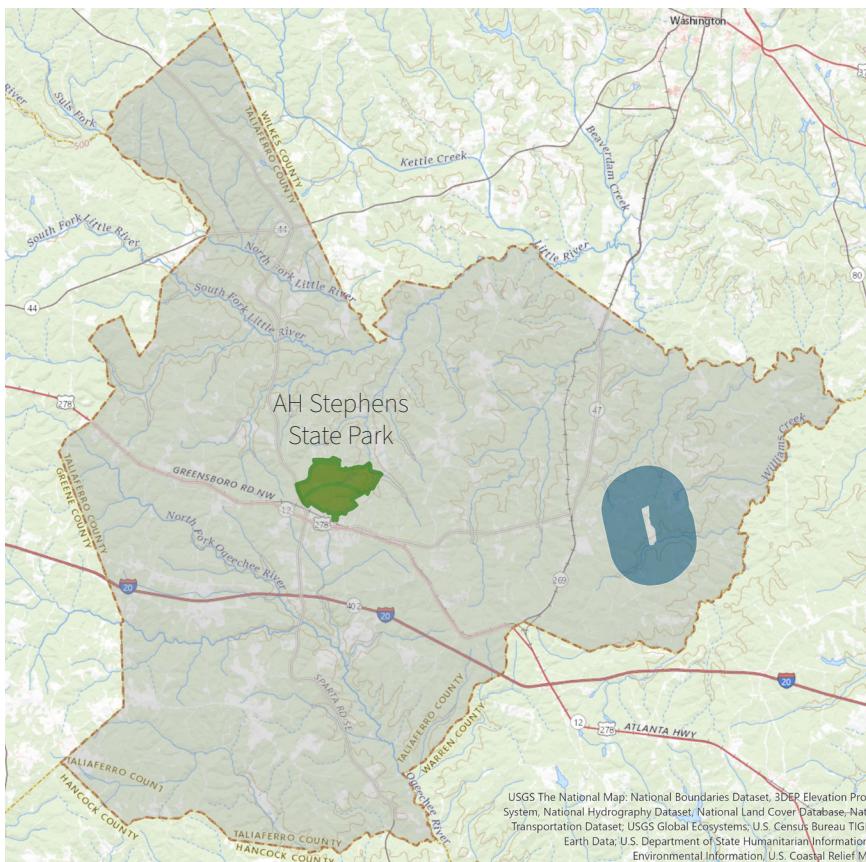
The Dark Sky Preservation character area provides members of the Deerlick Astronomy Village an area which protects and preserves the night sky from excess light in order to provide a dark sky for astronomy enthusiasts.

LAND USE CATEGORIES

- Low-density Residential

IMPLEMENTATION MEASURES

- Limit residential density
- Standards requiring downcast lighting on new development.



Advancing Quality Growth

To maximize Taliaferro County's growth and development potential, the County and its contained jurisdictions must pursue land use policies that:

- **Encourage development that is sensitive to the rural context, sense of place, and overall setting of the community;**
- Promote whose design, landscaping, lighting, signage, and scale add value to our community;
- Require efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services;

- Encourage walking, biking, car-pooling, and other alternative transportation choices;
- Support creation of a community-wide pedestrian/bike path network;
- Encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways;
- Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

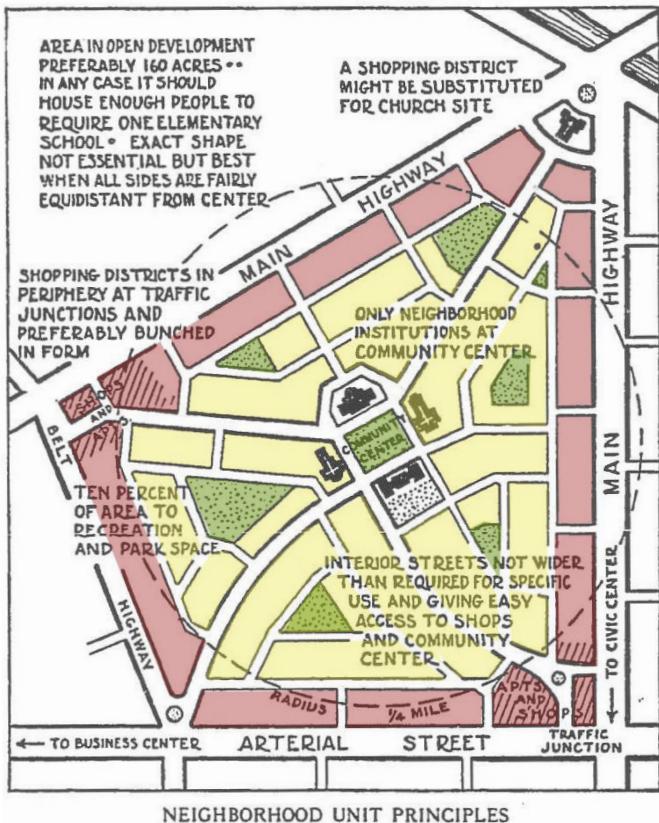
Priority Projects

Project	Responsible Party
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues other of local significance in a unified manner.	Taliaferro Co., Crawfordville, Sharon, TC DOE, Chamber
Appoint a ‘Plan Champion’ to take accountability for pushing implementation of the policies and programs adopted in the Comprehensive Plan.	Taliaferro Co., Crawfordville, Sharon, TC DOE, Chamber
Revise rezoning procedures to require consistency with adopted Comprehensive Plan policies and DCA’s Quality Community Objectives.	Taliaferro Co., Crawfordville
Revise existing sign ordinance to achieve the design character desired for new signs and billboards.	Taliaferro Co., Crawfordville
Adopt regulations to require visual screening of outdoor storage areas for commercial and industrial land uses.	Taliaferro Co., Crawfordville
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development.	Taliaferro County Coalition (TC3)

Recommended Additional Actions

Project	Responsible Party
Develop and adopt county-wide vacant building maintenance standards.	Taliaferro County Coalition (TC3)
Pursue regional code enforcement and permitting with Wilkes, Warren, Glascock and Hancock Counties.	Taliaferro County Coalition (TC3), CSRA RC
Establish a plan for the acquisition and assembly of vacant and derelict properties critical for revitalization.	Taliaferro County Coalition (TC3)
Adopt a landscaping ordinance.	Taliaferro Co., Crawfordville

The ‘Neighborhood Unit’



Pinewood Forest south of Atlanta is designed as a 'live, work, play' development. Particularly notable is the placement of single-family detached, single-family attached and multi-family residences in close proximity, accommodating a variety of household types and budgets. Pinewood Studios, a large local employer can be seen in the top left corner of the photo.

Economic Development

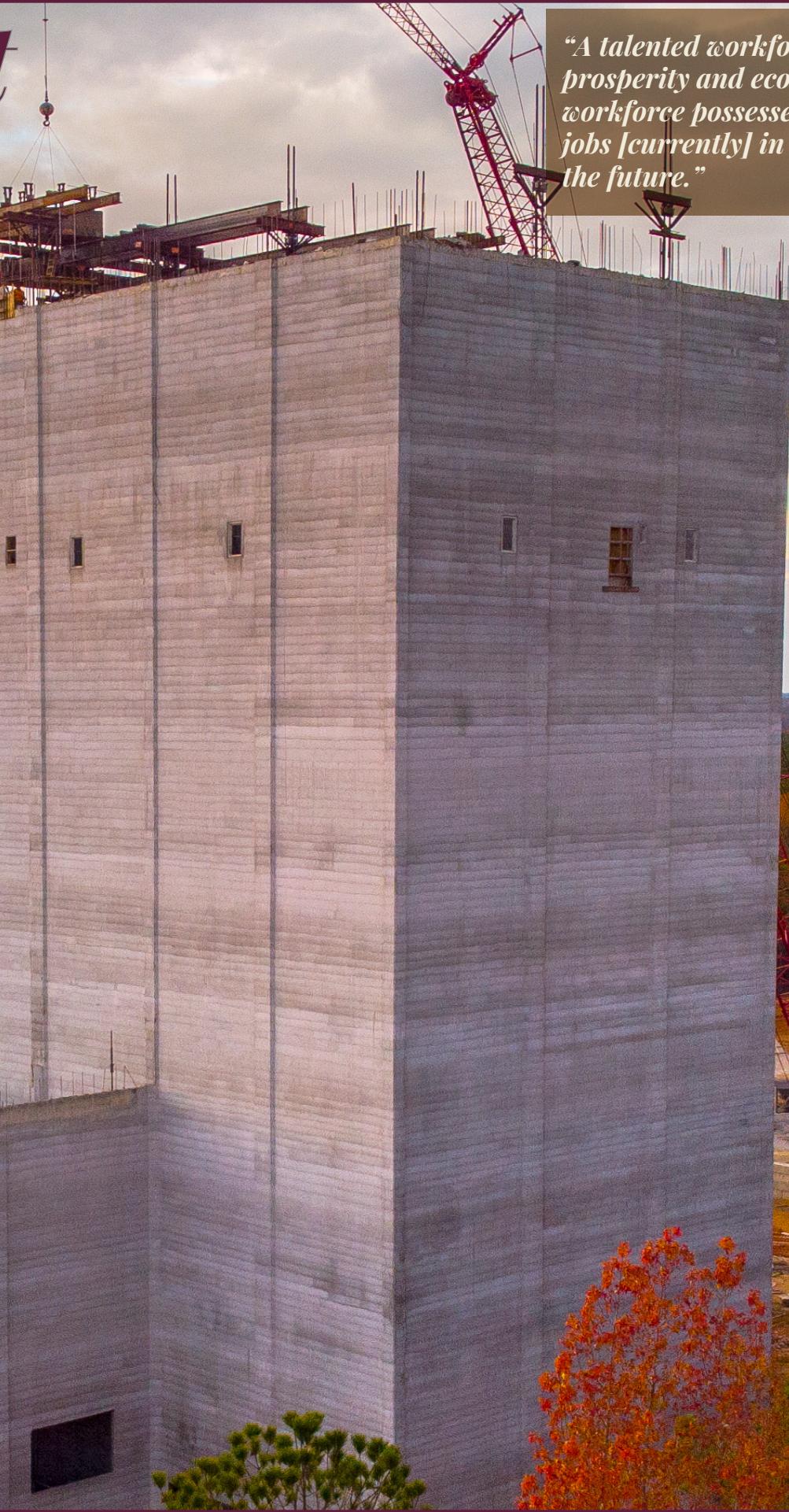


Weaknesses:

- Lack of critical infrastructure to attract large new industrial operations
- Relatively low-skilled workforce
- Lack of access to fresh foods and minimal retail options
- Lack of support for entrepreneurs and small businesses
- Lack of regulatory protection for historic downtown character

Opportunities:

- Intact historic downtown
- Strong history of local filming
- Harrison Poultry site selection in the County
- A.H. Stephens Park traffic
- Proximity to Interstate 20



"A talented workforce is a prerequisite for prosperity and economic mobility. It is essential the workforce possesses the necessary skill sets for the jobs [currently] in the community and the jobs of the future."



Employers Operating Locally

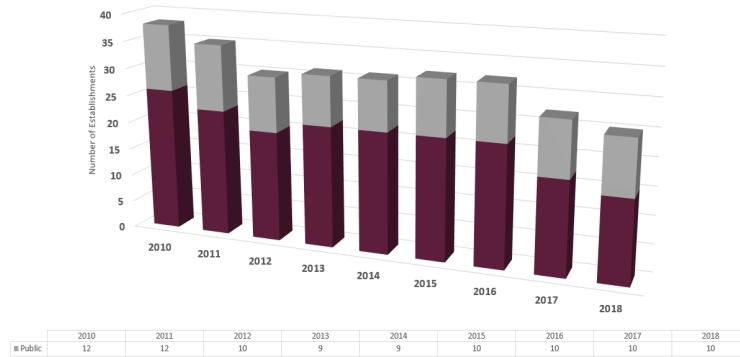
In evaluating current economic conditions, the financial crisis of 2007-2008 continues to serve as the primary point of reference for most communities, though, according to many sources, national economic recovery began as early as 2011. Analysis shows that many places have fully recovered from the downturn and are now flourishing with new industry. For a substantial portion of the country, however, economic recovery has yet to arrive, and growth is inconceivable.

Taliaferro County has experienced a continuous decline in several indicators of economic performance since 2010. The number of firms and establishments has decreased from 38 in 2010 to 25 in 2018. The preliminary 2nd quarter report from the Bureau of Labor Statistics indicates that in mid-2019, this number stood at 23.

While total employment has rebounded and slightly exceeded 2010 levels, this growth appears to be due to a small increase in local government employment.

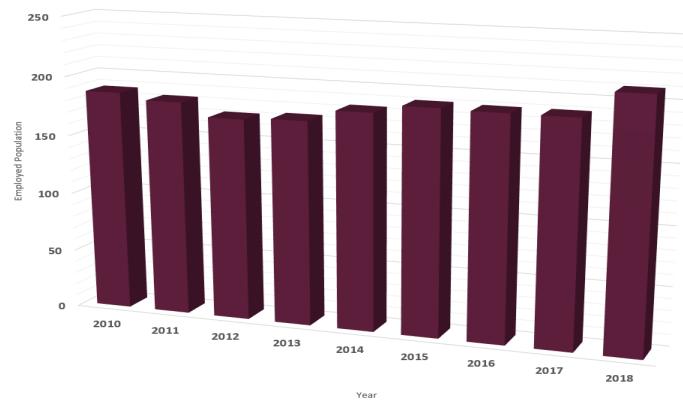
Wages have also grown, from a low of average of \$24,496 in 2011 to a current high of \$28,864. When viewed from the perspective of goods-producing vs. service-providing industries, however, it becomes clear that goods-producing industries account for the increases. Average weekly wages in service-providing industries are currently below the 2010 average. Further, the number of firms in both segments has declined to approximately 50% of 2010 levels.

Total Firms & Establishments Operating in Taliaferro County (Public & Private)



Bureau of Labor Statistics

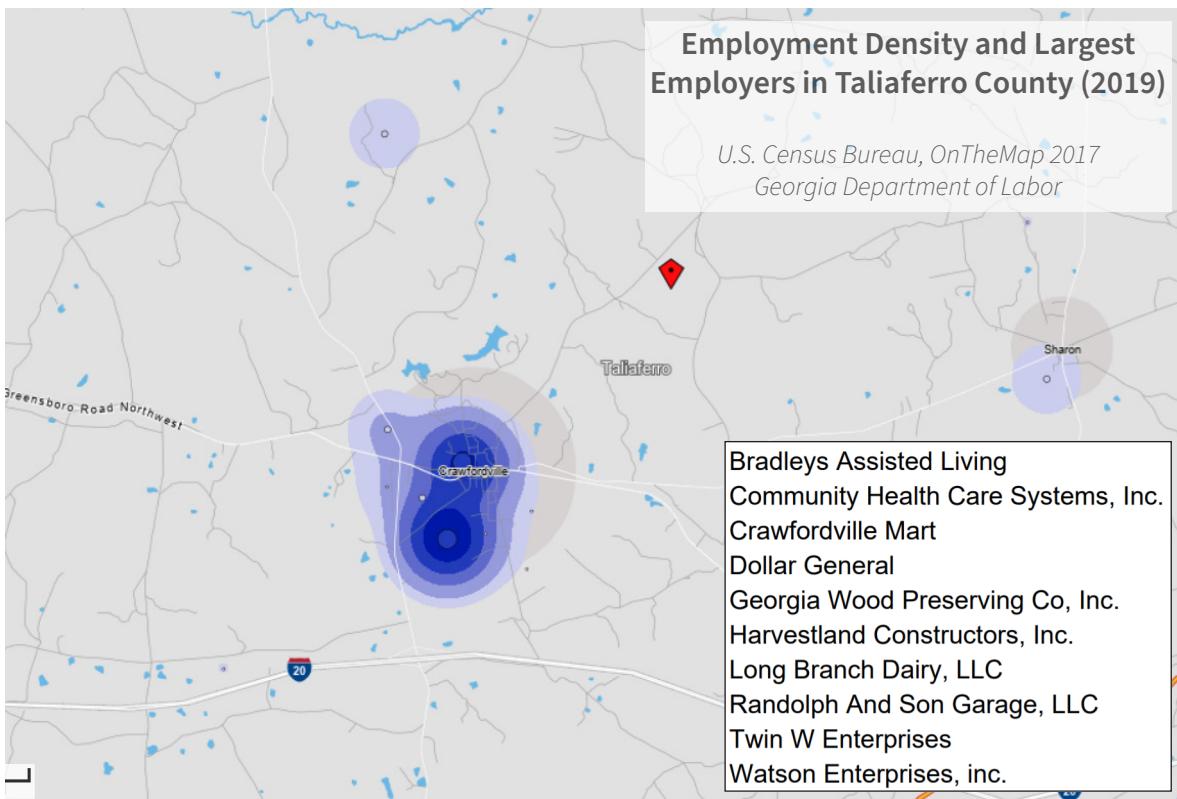
Total Employment in Taliaferro County (Public & Private)



Bureau of Labor Statistics

	2010	2012	2014	2016	2018	Trend
Goods Producing Firms (#)	8	6	8	7	4	
Goods Producing Firms - Avg. Weekly Wage	596	(-)	732	732	719	
Service-Providing Firms (#)	18	14	14	15	11	
Service-Providing Firms - Avg. Weekly Wage	410	(-)	395	324		
All Employers - Average Weekly Wage	472	487	732	732	719	
All Employers - Average Annual Pay	24,526	25,322	25,656	25,697	28,864	

Average Annual Pay & Average Weekly Wage - Combined, Goods-Producing, Service-Providing Industries
Bureau of Labor Statistics



	2010	2014	2018
Farm employment	72	80	82
Nonfarm employment	390	377	417
Private nonfarm employment	253	236	259
Forestry, fishing, and related activities	(D)	24	(D)
Mining, quarrying, and oil and gas extraction	1	1	0
Utilities	1	1	1
Construction	(D)	(D)	17
Manufacturing	(D)	(D)	(D)
Wholesale trade	(D)	(D)	(D)
Retail trade	28	(D)	(D)
Transportation and warehousing	(D)	(D)	(D)
Information	5	6	1
Finance and insurance	(D)	(D)	(D)
Real estate and rental and leasing	(D)	(D)	(D)
Professional, scientific, and technical services	(D)	4	8
Management of companies and enterprises	0	0	0
Administrative and support and waste management and remediation services	(D)	10	14
Educational services	8	6	8
Health care and social assistance	7	(D)	(D)
Arts, entertainment, and recreation	8	7	9
Accommodation and food services	(D)	(D)	(D)
Other services (except government and government enterprises)	(D)	(D)	(D)
Government and government enterprises	137	141	158
Federal civilian	8	5	9
Military	5	5	4
State and local	124	131	145
State government	14	10	14
Local government	110	121	131

Change in Employment by Industry in Taliaferro County | (D) = Data Suppressed
Bureau of Economic Analysis

Where Residents Work

Taliaferro County residents overwhelmingly travel outside the county for employment purposes. According to the Census Bureau, in 2017, 90.5% of the County's workforce was employed elsewhere. Just 64 people reported living and working in the County.

Workers reported traveling to a number of neighboring counties. Within the CSRA region, Wilkes, Warren, and McDuffie counties are top destinations. Many, however, head west and northwest to Greene, Morgan and Athens-Clarke Counties. Only 12% of workers indicated a commute time of less than 10 miles. More than 23% of workers travel 25 to 50 miles, and more than 40% travel in excess of 50 miles to reach their place of employment.

Inflow/Outflow Job Counts in 2017



U.S. Census Bureau, OnTheMap 2017

Inflow/Outflow Job Counts (All Jobs)

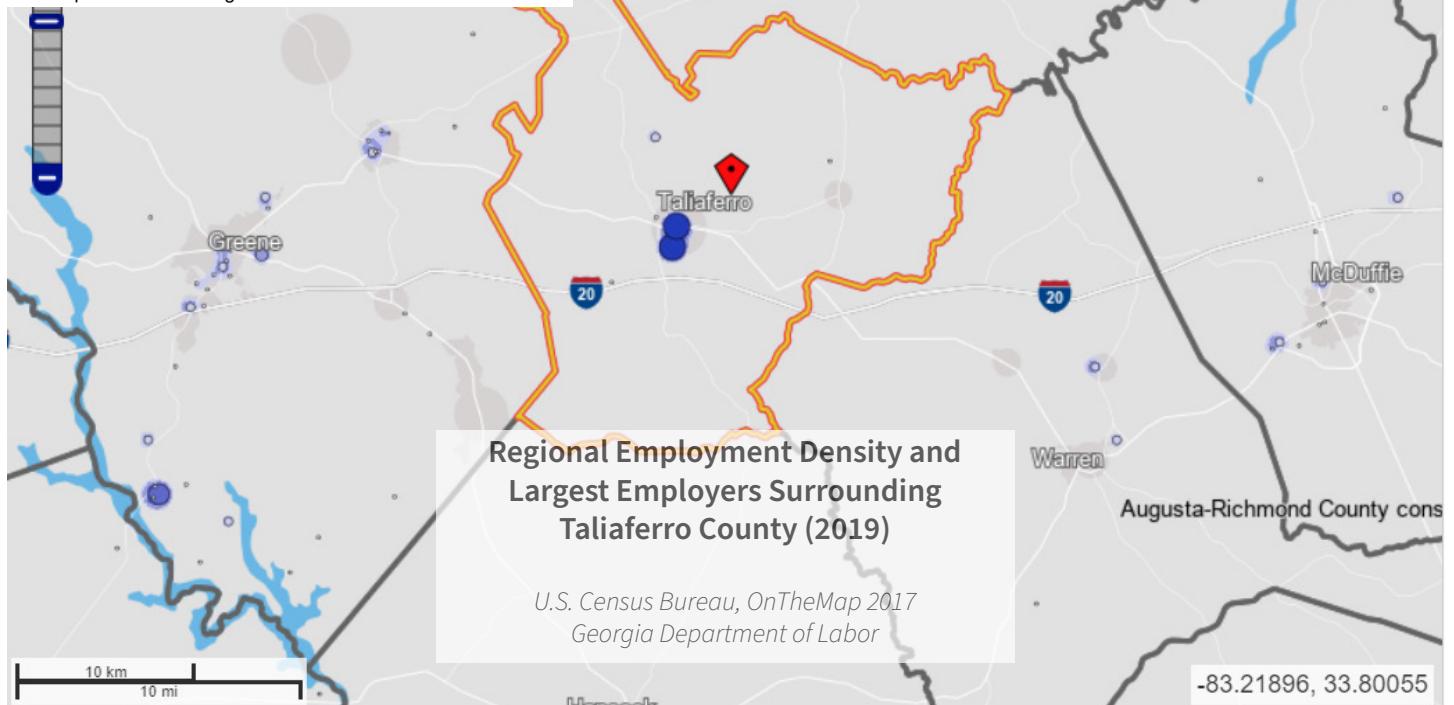
2017

	Count	Share
<u>Employed in the Selection Area</u>	172	100.0%
<u>Employed in the Selection Area but Living Outside</u>	108	62.8%
<u>Employed and Living in the Selection Area</u>	64	37.2%
<u>Living in the Selection Area</u>	674	100.0%
<u>Living in the Selection Area but Employed Outside</u>	610	90.5%
<u>Living and Employed in the Selection Area</u>	64	9.5%

U.S. Census Bureau, OnTheMap 2017

Daniel RP Management, LLC
 Georgia Department of Corrections
 Georgia-Pacific Wood Products, LLC
 Hollander Home Fashions, LLC
 Kelsey Hayes Company
 Nibco, Inc.
 Publix Super Markets, Inc.
 Ritz-Carlton Hotel
 SGD Manufacturing, Inc.
 St Joseph's at East Georgia

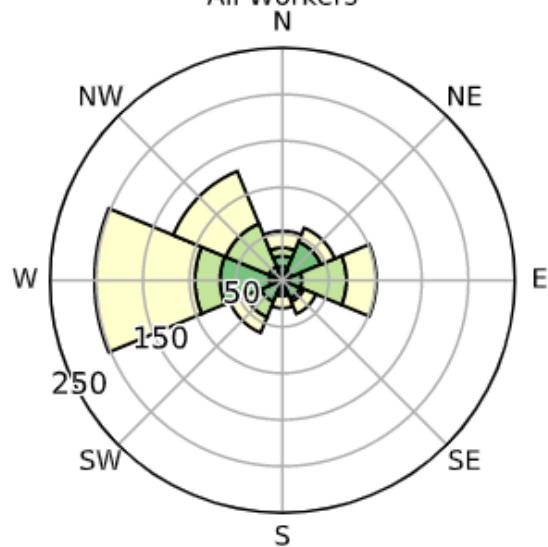
Greene
 Hancock
 Warren
 Wilkes
 Warren
 Greene
 Greene
 Greene
 Hancock
 Greene



The map above shows the density of jobs in neighboring counties to which Taliaferro County residents travel for work.

U.S. Census Bureau, OnTheMap 2017

Job Counts by Distance/Direction in 2017
All Workers



Jobs by Distance - Home Census Block to Work Census Block

2017	
Count	Share
674	100.0%
81	12.0%
153	22.7%
160	23.7%
280	41.5%

Total All Jobs

- [Less than 10 miles](#)
- [10 to 24 miles](#)
- [25 to 50 miles](#)
- [Greater than 50 miles](#)

The radial diagram on the left depicts the distance, direction and volume of traffic leaving Taliaferro County for employment purposes. According to the ACS, more than 40% of residents travel more than 65% of residents travel 25 miles or more to their jobs.

U.S. Census Bureau, OnTheMap 2017

Where Residents Work

As more than 90% of the local workforce is employed outside the County, the jobs held by Taliaferro County residents are a reflection of both the economic activity in the surrounding counties, and the fitness of the Taliaferro County workforce for various kinds of labor.

Four industry sectors have seen employment growth of approximately 1% or greater in the period from 2010 to 2017. Manufacturing leads with an increase of 3.5%, followed by Health Care and Social

Assistance with 2% growth, and Accommodation and Food Services with 1.9%. Educational Services held constant, but grew in its overall share, up from 10 to 11 percent of total employment.

Retail Trade contracted sharply, employing nearly 100 people in 2010, and dropping to approximately 67 in 2017. It led the losing sectors with a 3.2% decline. Public Administration, Administration and Support, and Wholesale Trade also saw relatively large declines, with 1.9, 1.3%, and 1.1% respectively.

Employment by Industry - Jobs performed by Taliaferro County Residents

* The counts of employed workers reflects data suppression to protect privacy and confidentiality.

Jobs by NAICS Industry Sector

	2017		2010	
	Count	Share	Count	Share
Agriculture, Forestry, Fishing and Hunting	15	2.2%	14	1.9%
Mining, Quarrying, and Oil and Gas Extraction	2	0.3%	6	0.8%
Utilities	5	0.7%	5	0.7%
Construction	40	5.9%	41	5.5%
Manufacturing	111	16.5%	96	12.9%
Wholesale Trade	17	2.5%	27	3.6%
Retail Trade	67	9.9%	98	13.2%
Transportation and Warehousing	28	4.2%	29	3.9%
Information	4	0.6%	11	1.5%
Finance and Insurance	14	2.1%	18	2.4%
Real Estate and Rental and Leasing	10	1.5%	11	1.5%
Professional, Scientific, and Technical Services	21	3.1%	21	2.8%
Management of Companies and Enterprises	2	0.3%	3	0.4%
Administration & Support, Waste Management and Remediation	36	5.3%	49	6.6%
Educational Services	78	11.6%	79	10.6%
Health Care and Social Assistance	83	12.3%	77	10.4%
Arts, Entertainment, and Recreation	6	0.9%	7	0.9%
Accommodation and Food Services	67	9.9%	60	8.1%
Other Services (excluding Public Administration)	14	2.1%	17	2.3%
Public Administration	54	8.0%	74	10.0%

Jobs by Earnings

	2017		2010	
	Count	Share	Count	Share
\$1,250 per month or less	204	30.3%	253	34.1%
\$1,251 to \$3,333 per month	296	43.9%	352	47.4%
More than \$3,333 per month	174	25.8%	138	18.6%

U.S. Census Bureau, OnTheMap 2010, 2017

S

EXECUTIVE SUMMARY

PARTICIPANT PROFILE

The documents we obtained for this study are not a random sample. They represent complete data for one or more years between 2003–2012 from 20 states plus 15 regions and the District of Columbia. In all, 28 non-duplicated states were represented in the research, in whole or in part. Some states participated in regional studies in addition to their own statewide efforts.



THE MAIN STUDY RESULTS

All but one of the participants used some combination of the North American Industry Classification System (NAICS) and the Standard Occupational Classification (SOC) systems. Separate analyses were produced for both NAICS and SOC systems.

A total of 264 NAICS codes were represented within their aggregate creative economy profiles. Seventy codes were common to 50% or more of the reports indicating that their community had a business that would be classified under those respective NAICS codes. These 70 codes represent 26% of all codes used by the 25 reports that used NAICS codes. Thirty-nine NAICS codes were common to 75% or more of the reports. These 39 codes represent 15% of all of the NAICS codes found in our sample. The reduction of codes from 70 to 39 between the 50% and 75% or more designations is spread proportionately throughout with no marked differences. The industry categories that are the most common are:

- Advertising
- Architectural and related
- Culture and heritage, including libraries
- Design
- Film, video and sound
- Independent artists
- Internet broadcasting and publishing
- Music production, distribution and sales
- Performing arts and entertainment
- Printing and publishing
- Television and radio

◀ Student painter; photo courtesy of Montserrat College of Art in Massachusetts.



▲ Derek Thompson with WALL-E; Thompson is a Pixar storyboard artist and alumnus of Otis College of Art and Design in Los Angeles.

4

ONLY FOUR NAICS CODES WERE SELECTED BY ALL REPORTS:

- 541410 Interior Design Services
- 541430 Graphic Design Services
- 711110 Theatre Companies and Dinner Theaters
- 711130 Musical Groups and Artists



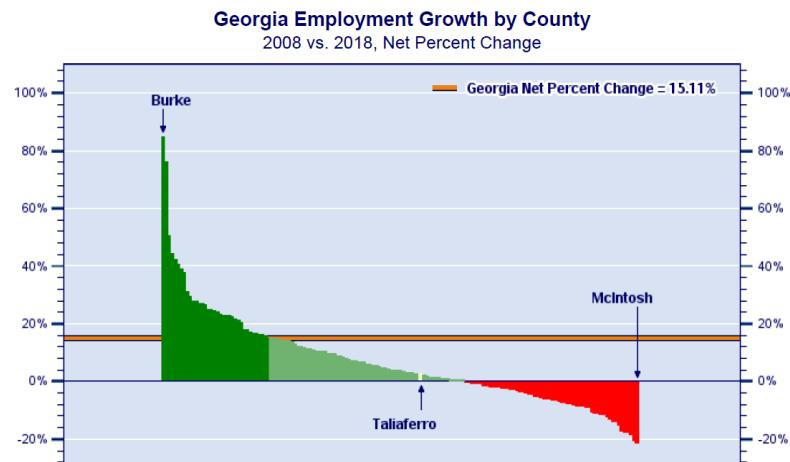
AMERICA'S CREATIVE ECONOMY

3

Advancing economic development in Taliaferro County will require the attraction of new creative and knowledge-based industries. The excerpt above is from a study of locations that experienced growth in creative industries. The findings offer professional categories, and even NAICS codes most often associated with local growth in these industries.

Taliaferro County Employment Growth 2008 to 2018

The chart to the right demonstrates Taliaferro County's employment growth in the period from 2008 to 2018 compared to other Georgia Counties. The County's employment grew by 2.46%. The State grew by 15.11% for the same period. Notably, another CSRA county, Burke, led the State of Georgia in employment growth for this time-frame.



Burke County 2008 vs. 2018
Net Percent Change = 84.83%
Rank = #1

Taliaferro County 2008 vs. 2018
Net Percent Change = 2.46%
Rank = #87

McIntosh County 2008 vs. 2018
Net Percent Change = -21.35%
Rank = #159

Advancing Economic Growth

To maximize Taliaferro County's potential for economic growth and development, the County and its contained jurisdictions must pursue policies that:

- Promote the creation of a workforce and local economy well-situated in the rapidly integrating global economy;
- Create a local workforce that is competent and globally competitive through the use of digital technologies;
- Support the protection of Taliaferro County's historic downtowns and other historic resources;
- Encourage and support local entrepreneurship and entrepreneurial efforts;
- Support production of locally grown produce and the establishment of a community food market;
- Support the creation of a local retail environment that meets the basic needs of Taliaferro County residents.

Priority Projects

Project	Responsible Party
Establish a Local Business Support Team	Taliaferro County Coalition (TC3)
Create an Economic Development Assistance Resource Guide.	Development Authority, Chamber
Create an Early Childhood Educational Resource Assistance Guide.	Taliaferro Co. DOE
Create a website to showcase available land and buildings, and provide other critical information to site selectors considering doing business in Taliaferro County.	Taliaferro County Coalition (TC3)

Recommended Additional Actions

Project	Responsible Party
Pursue a USDA Rural Business Development Grant for a feasibility study on an Industrial or Knowledge Park adjacent to I-20.	Taliaferro County Coalition (TC3)
Pursue a community business formation analysis to identify factors inhibiting local business growth and development.	Taliaferro County Coalition (TC3)
Conduct a study to determine how Taliaferro County's participation in the forthcoming 'Greene County Career Academy' can be leveraged to attract new employers to Taliaferro County.	TC DOE, Development Authority, Chamber
Establish downtown Crawfordville as an <i>Enterprise Zone</i> under the State's Enterprise Zone Employment Act.	Crawfordville

Why Early Reading Matters

Children who don't read proficiently by the end of third grade are far more likely to be left behind – in many ways.

December 1, 2019 by Susan Percy



Starting Young: Arianne Weldon, director of the Get Georgia Reading Campaign, at Phoenix School in Decatur

Credit: daemontopics.com

The first thing to know about early literacy is that it is critically important; the next, that it connects to a whole lot of other conditions and challenges. But the best thing to know is that there are solutions to

Significance of Early Childhood Education and Literacy

A popular short essay by Robert Fulghum posits that “All I really need to know I learned in Kindergarten.” While intended to be witty and contemplative, this adage carries more truth than is likely expected. Educational researchers have traced much of a child’s future professional success back to his or her reading proficiency at the start of just third grade. Ultimately, one’s ability to learn rests not on the ability to simply read the words on the page, but to interrogate the text in order to extract the author’s meaning and other critical contextual information from it.

In an effort to continue to increase school quality and the preparedness of the local workforce, the work program includes the creation of an **early childhood educational resource assistance guide**. Such a guide would direct parents to academic supports in the community and surrounding areas, as well as digital resources that may be accessed via a home or public internet connection.

Economic Distress Indicators for Taliaferro County, GA

	2007-2011	2012-2016
% Adults w/o High School Diploma	39.9%	32.8%
Poverty Rate	30.6%	31.4%
% of Adults not Working	46.0%	51.4%
Housing Vacancy Rate	25.1%	10.5%
Median Income Ratio	48.5%	55.2%
% Change in Employment	-23.7%	-20.0%
% Change in Establishments	-16.0%	-14.3%
Distress Rank within U.S.	1	24
Distress Rank within State	1	6
Total Number of Counties in State	159	159
Distress Tier	Distressed	Distressed

Indicators of Economic Distress

“Distressed communities are disconnected communities... These are places increasingly alienated from the benefits of the modern economy. Distressed communities were the only cohort to actually lose jobs and business establishments while national-level growth was in full swing from 2011 to 2015. Perhaps worse, in an economy growing ever more dependent on knowledge, they are also the only cohort in which the majority of adults lack an education beyond high school.”

Infrastructure & Community Facilities



Weaknesses:

- Existing water and wastewater infrastructure is in need of repair and upgrade.

Opportunities:

- Development of additional community spaces through adoption of the Healthy Taliaferro recreational trail plan
- Public support for additional recreational space and facilities as expressed through survey
- Potential local growth due to Harrison Poultry location in Taliaferro County

A photograph of a community garden. In the foreground, there are several rows of green leafy plants, likely radishes or turnips, growing in soil. A dirt path runs diagonally across the middle ground. On the path, there are three red plastic crates. In the background, there are more rows of plants and a line of trees. Beyond the trees, some houses are visible under a clear sky.

“...The number of ‘pro-social’ places (schools, recreation centers, parks and libraries) is positively related to the level of resident participation in organizations. That is, neighborhoods with more pro-social places have higher levels of participation in informal networks such as...youth groups, parent-teacher associations, which increase the opportunities to develop shared values about the neighborhood and its needs.”

Community Facilities

The term ‘infrastructure’ is often used to denote the physical assets belonging to a community: its roads, water and sewer system, fire stations, police stations, and the like. However, community infrastructure is also inclusive of the critical socially-oriented components that constitute a community as well - soccer parks, schools, swimming pools, and community

centers, among others. These physical facilities and the resultant social networks created through their use work in tandem to form the foundation of a neighborhood. Municipalities developing ‘strong’ community infrastructure will thoughtfully integrate physical and social planning and deliberately invest in both.

Water

The City of Crawfordville operates an intake station at Water Tank Road which currently has a withdrawal permit of 79,000 gallons per day (gpd). Crawfordville facilities have a treatment capacity of 1 million gallons per day (mgd) and storage capacity of .90 mgd. The current system was installed in 1938 and has been recently updated to contain 4 inch water lines which provides approximately 276 customers with potable water.



Wastewater

The City of Crawfordville had all original 1964 sewerage lines rehabilitated and a new treatment plant was put into service in February 2007 capable of treating 100,000 gallons per day of wastewater. This wastewater treatment facility was funded by Community Development Block Grants and a grant from the Environmental Protection Agency. Once this facility came online, the treatment pond was closed in 2014 and completely encapsulated.

Public Safety

There is one law enforcement agency in Taliaferro County. The Taliaferro County Sheriff's Department which operates from their offices located along Warrenton Road SE. The Sheriff's Department has a total of 12 sworn law enforcement officers, one of which operates the K-9 unit.



Taliaferro County Sheriff's Office

Fire Protection

Taliaferro County operates three volunteer fire departments located in Crawfordville, Sharon, and unincorporated Margarets Grove.

The County could groom future career firefighters to serve the County through the creation of a CTAE Firefighting and EMS Pathway or Career Academy.

Firefighting & EMS Pathway Partnership



NEW!



Parks and Recreation

Taliaferro County does not operate a parks and recreation department. The Alexander H. Stephens State Park is located within the city limits of Crawfordville and is completely encompassed by Taliaferro County. This 1,177 state park includes three lakes totaling 41 acres of water surface, campsites, cottages, playground, pedal boats, walking and horseback trails.



AH Stephens Park

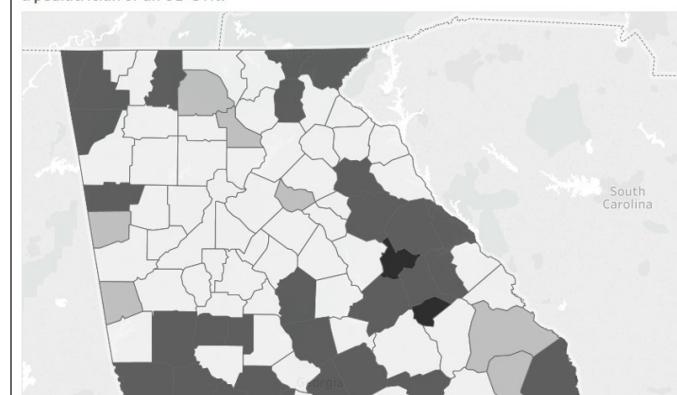
Healthcare

In 2016 Taliaferro County was identified among a small number of Georgia Counties as having no doctors. In May 2018, through a partnership with the Taliaferro County School System and the Episcopal Diocese of Atlanta, Community Health Care Systems, Inc. opened a location in the County to bring access to primary medical care to this



Georgia's rural doctor shortage

The counties shaded below in black do not have any doctors. Areas slightly lighter in charcoal are without a pediatrician and an OB-GYN. Counties in light gray are missing either a pediatrician or an OB-GYN.



underserved community. The group also serves nearby Washington, Jefferson, Warren, Hancock, and Glascock Counties. The facility is a federally qualified health center, providing an excellent quality of care for everyone regardless of insurance status or ability to pay.

Community Facilities

Library

Taliaferro County operates one library located near downtown on Askin Street. It is part of the Bartram Trail Regional Library System which includes the libraries in the City of Thomson, Georgia and the City of Washington, Georgia. The library currently operates with two (2) part time staff members and maintains a collection which includes 12,359 books, and audio and video media. It has a subscription to six (6) magazines and two (2) newspapers. The library contains four (4) public computers with internet access, which is currently the most popular service the library offers.



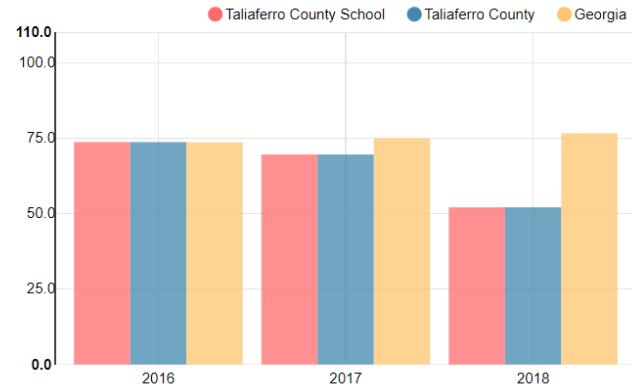
Taliaferro County Library

Educational Facilities

Taliaferro County provides educational facilities for students from Pre-K to the twelfth grade through the Taliaferro County School System. The Taliaferro County School System gained its charter for the 2001-2002 school year. Prior to the 2001-2002 school year, school-aged children attended school in Greene County. According to the Governor's Office of Student Achievement, for the 2018 academic year, the School District had an enrollment of 163 students.

A critical indicator of school quality in Georgia is the College and Career Readiness Performance Index, or CCRPI score. The CCRPI is a composite metric taking several factors into account, such as student mastery of content, overall academic progress year over year, and the rate at which students close gaps in their understanding from one grade level to the next. The Community Work Program will include activities aimed at better preparing Taliaferro County's students for success in high education and the workplace.

CCRPI Single Score ⓘ

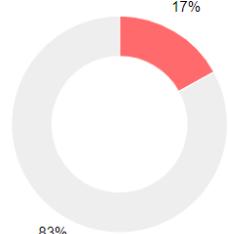
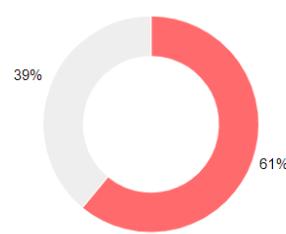


Economically Disadvantaged (ED) ⓘ

● ED ● Not ED

Students with Disability (SWD) ⓘ

● SWD ● Not SWD



Governor's Office of Student Achievement

Roads

In 2012, voters in Taliaferro County and the 12 other CSRA-area counties approved a one (1) cent sales tax increase in a referendum established by the Transportation Investment Act of 2010 (TIA). Approval of the TIA referendum brought funds for the upgrade of the bridge on Bethany Church Rd over the North Fork of the Ogeechee River. The Region will vote to reauthorize TIA in March 2020.

Bethany Church Rd over N Fork Ogeechee River

PI No: 0008301

Regional Commission: Central Savannah River

Regional Project Id: RC07-000156

Project Type: Bridge

County: Taliaferro

Band: 2:2016 to 2019

Congressional District: 10



Project Description: Bridge Upgrade on Bethany Church Road over N Fork Ogeechee River



Taliaferro County Roads Department



The Regional Roundtable meets to approve the project list for the reauthorization of TIA (TIA 2)

In addition to an approved project list, TIA also offers the benefit of discretionary funds that can be used by the County for the delivery of transportation projects. Discretionary funds may be used for bike lanes, road or bridge maintenance and improvement, or pedestrian improvements like those shown below.



Possible Downtown Streetscape Improvements



Possible Downtown Streetscape Improvements

Moving Community Forward

Foundational community services are the essential building blocks in all neighborhoods which ensure that communities have the physical and social inputs to thrive. As community anchors, these foundational community facilities provide a physical meeting place/space in which additional services can be delivered, and there is space for community meetings and events which foster social relations, community cohesion and civic engagement. When

functioning effectively, community infrastructure organizations help neighborhoods and individuals build assets for long-term success. Investments in basic needs, education, libraries, employment, affordable housing, recreation and social inclusion are the building blocks of vibrant and strong neighborhoods that supplement the physical design of buildings and roads.

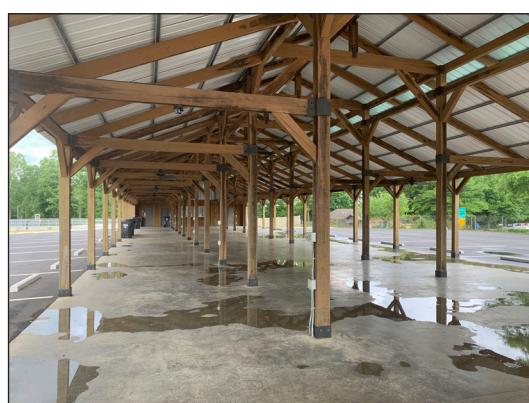
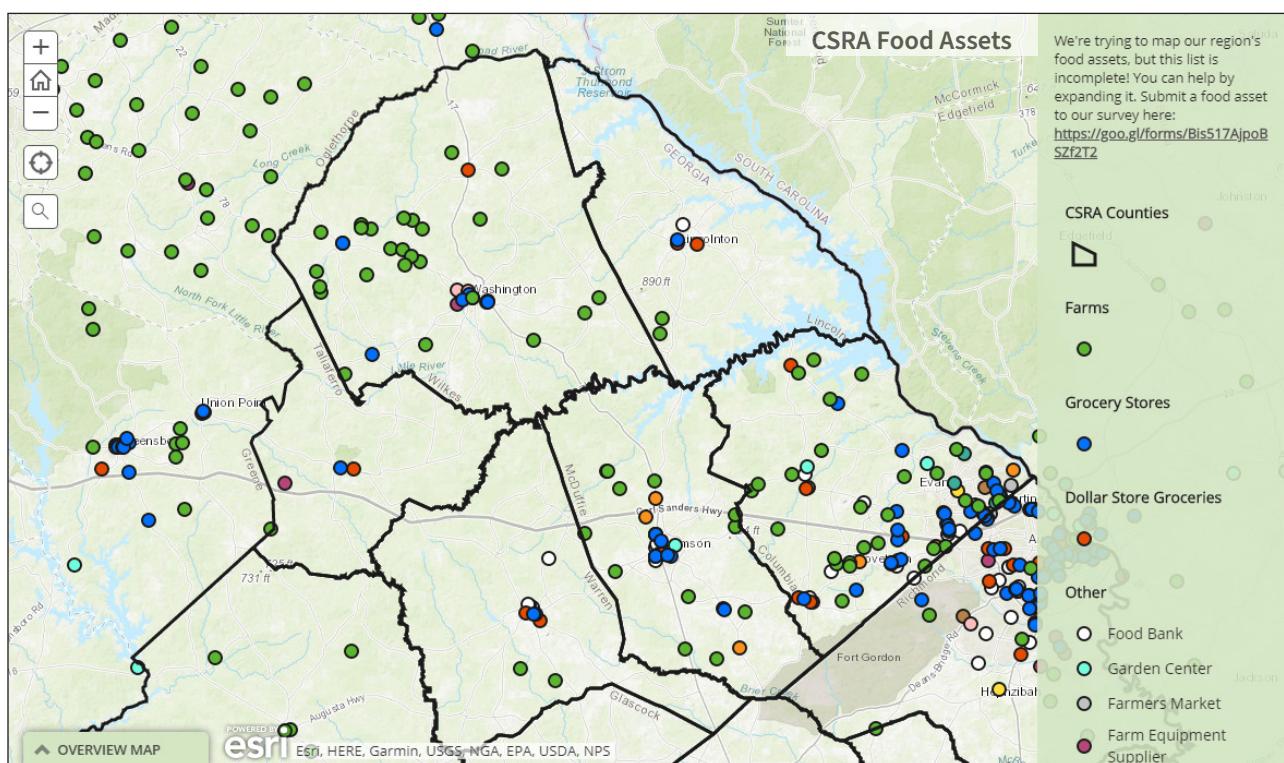
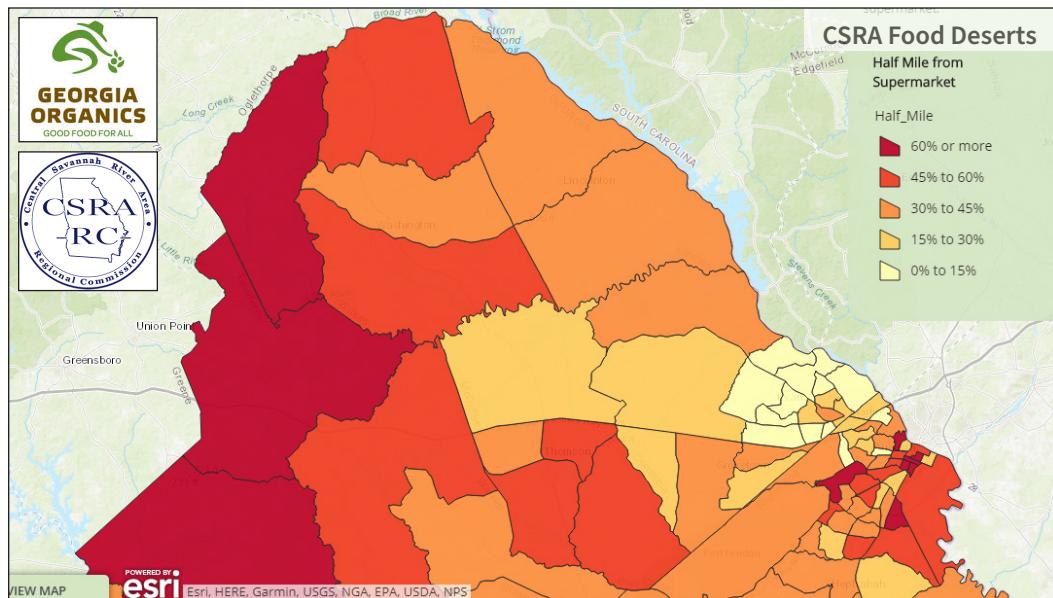
Increasing Local Access to Fresh Foods

Currently, the City of Sharon is the only jurisdiction with an active community garden. In the coming 5-year work program, efforts should be made to fortify the gardening program at the Sharon Community Garden, and to establish public gardens in both Crawfordville and Taliaferro County. Adoption of the ‘Healthier Together’ Plan represents another opportunity to establish a community garden space at Taliaferro County School.



Georgia Organics and the CSRA Regional Commission partnered to map food deserts in the region as well as food assets.

The map indicates that Taliaferro County is considered a food desert, meaning that the majority of residents are more than one-half mile from a supermarket.



Lovejoy, GA offers one example of community retail space.

Moving Community Forward

To maximize local quality of life for Taliaferro County residents, the County and its contained jurisdictions must pursue community facilities policies that:

- **Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas);**

- **Encourage decisions that promote walking, biking, car-pooling, and other alternative transportation choices;**
- **Support the creation of a community-wide pedestrian/bike path network;**
- **Promote investment in parks and open space to enhance the quality of life for our citizens.**
- **Support increased access to fresh, and, ideally, locally grown produce.**

Priority Projects

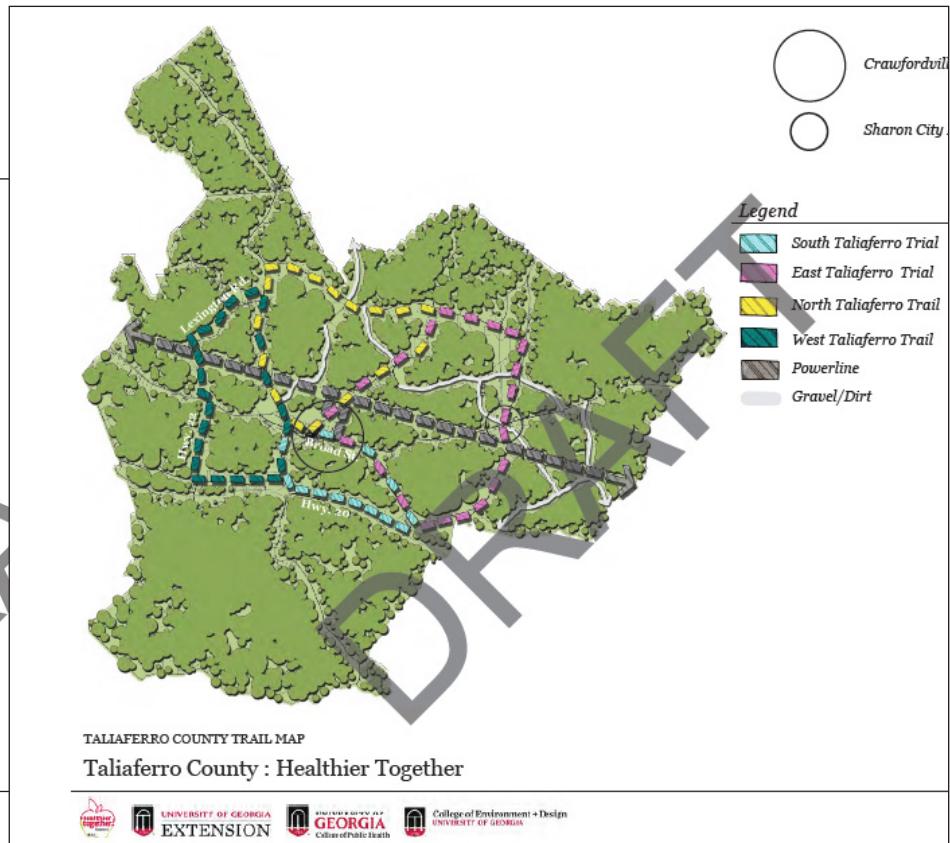
Project	Responsible Party
Apply for grant funds to conduct phased infrastructure installation in targeted areas where future development is desired.	Taliaferro County Coalition (TC3)
Adopt a plan for the phased development of the ‘Healthier Together’ Recreational Trail Plan.	Taliaferro County Coalition (TC3)
Apply for grant funds to implement the ‘Healthier Together’ Recreational Trail Plan.	Taliaferro County Coalition (TC3)
Construct attractive new signage at community gateways.	Taliaferro County Coalition (TC3)
Construct a new government services facility to house the Elections Department and other County services.	Taliaferro County

Recommended Additional Actions

Project	Responsible Party
Update the Taliaferro County Solid Waste Management Plan.	Taliaferro County, Crawfordville
Pursue grant funding for creation and enhancement of local public gardens and gardening education.	Crawfordville, Sharon

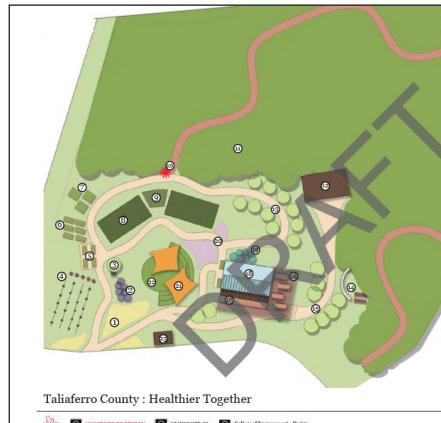
Promoting Healthy Lifestyles

PUBLIC INPUT WALKABILITY



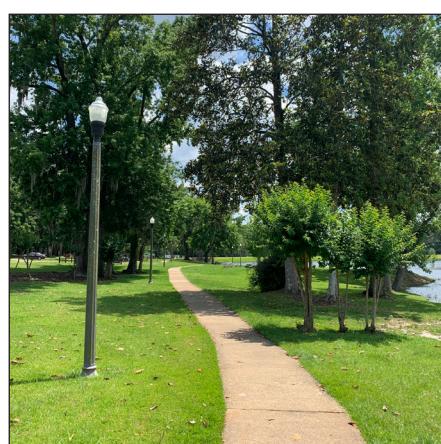
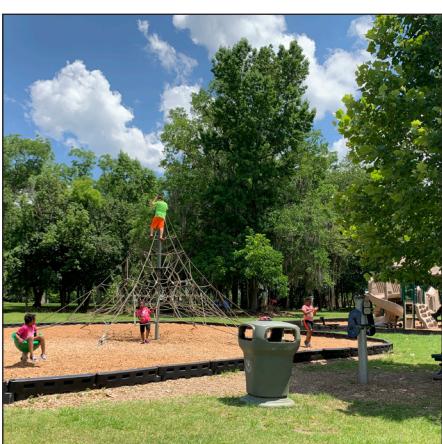
ENHANCING EXERCISE & CONNECTIVITY: MURDEN SCHOOL TRAIL HEAD

The design for the Murden School is a refined combination of previous iterations based on community feedback. Incorporating both the existing playground and basketball area, the new master plan proposes a walking path, trail, and exercise stations. A new playground will also be placed in the back along with the exercise stations to encourage physical activity for all age ranges. The pavilion at the entrance of the walking path will provide space for gatherings, such as farmers markets, reunions, or other events to bring the community together. The proposed design can be completed in phases in order to aid in the project's feasibility. This design can revitalize the Murden School from an abandoned school house to a central community center for every member of Taliaferro.



ENHANCING EXERCISE & CONNECTIVITY: CRAWFORDVILLE COMPLETE STREETS

By incorporating multi-modal transportation in the downtown Crawfordville area, the opportunity is provided for increased recreation, ease of accessibility, and enhanced aesthetics. Additionally, by changing the type of parking from angular to parallel, the downtown area gains additional street width that can be utilized for uses other than static parking. With increased aesthetics and variation in driving experience, studies have shown that drivers tend to slow down due to psychological cues of changing surroundings. Careful consideration in the placement of street trees and vegetation was taken in order to highlight and preserve certain views and components of architectural and historical significance to the downtown core.



Broadband



Weaknesses:

- Aged population
- Low broadband adoption
- Low comfort with technology
- Minimal digital skills

Opportunities:

- Majority of County covered by broadband-speed internet
- Taliaferro County School possesses numerous technological assets: tablets, an Apple computer lab, and 3D printers

A photograph showing two women from behind, standing in what appears to be a mobile classroom or workshop. They are both wearing light blue shirts. The woman on the left has a black headband with white polka dots and is wearing dark pants. The woman on the right has her hair pulled back in a ponytail and is wearing light-colored pants. They are looking towards a wooden counter on the right side of the frame. The counter is cluttered with various items, including a small model boat, some papers, and a red cup. In the background, there are windows showing the outside environment, and a whiteboard with some handwritten text is visible.

“...Government policies dealing with rural broadband may need to have a more explicit focus on actually adopting (and effectively using) the technology. The traditional focus of these programs on simply providing infrastructure may not be enough to encourage true economic growth. Inasmuch as adopting (and using) broadband must be a focus of digital divide policy, future options must consider the means to encourage people to subscribe to broadband services once they are present.”

Significance of Broadband

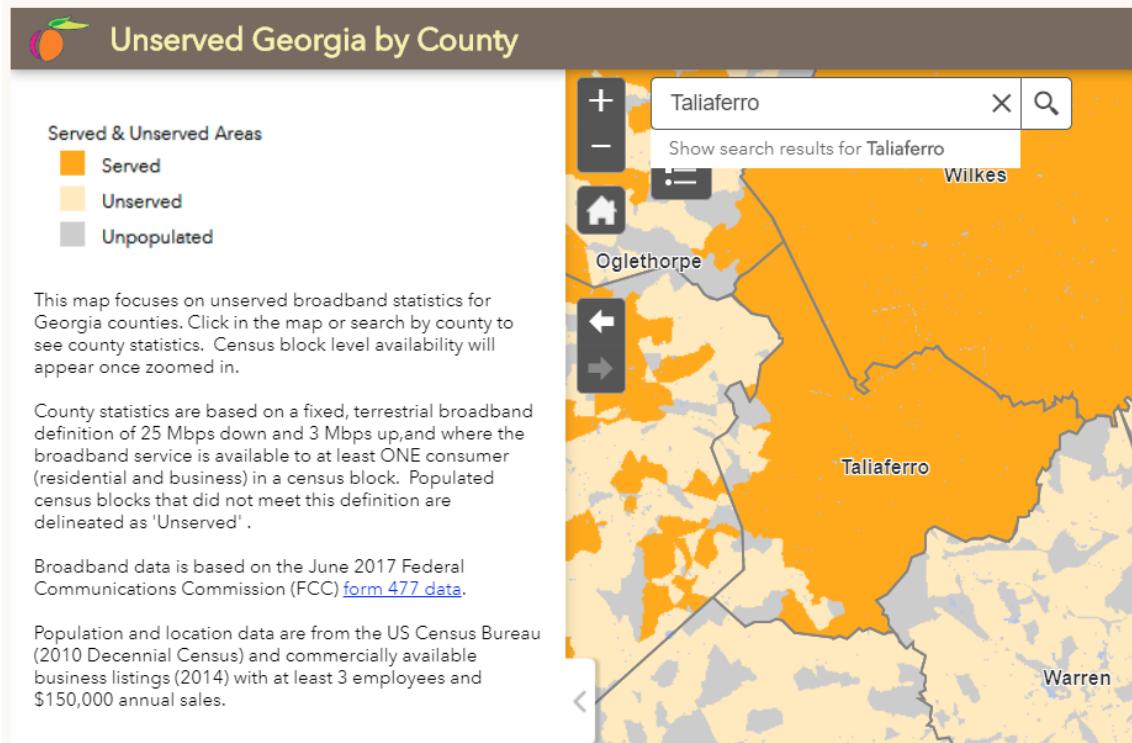
The internet has fundamentally changed the way we live our lives. From the way we communicate, shop, and even work. No sphere of life remains untouched by this pervasive medium. Unfortunately, however, access to the internet, is uneven across segments of society.

The ‘digital divide’ is the term coined to describe this uneven geographic and socioeconomic access to information and communications technologies many in our society now experience. Far beyond the inability to simply shop online, stream entertainment, or engage social media platforms, not being ‘connected’ has deeper implications for communities with specific regard to optimal economic, educational and health outcomes of their citizens. As the internet increasingly becomes the primary platform for the conduct of our daily affairs, a reliable means of connecting has become nearly as essential as basic utilities like water and electricity.

The Georgia Department of Community Affairs updated its minimum planning standards for local governments in 2018 to include the requirement that each jurisdiction prepare an action plan for the promotion and deployment of broadband internet services within its bounds. The Department suggests that local comprehensive plans should ultimately contemplate the implementation of broadband plans in a manner that recognizes the vital necessity of this now basic utility.

Vast regional and intra-regional disparities exist in the availability of broadband-speed internet services across the State. While several CSRA counties enjoy almost 100% broadband coverage, others are among those least covered statewide. Taliaferro County is among those with nearly complete broadband-speed coverage.

According to 2017 FCC data, only 7% of Taliaferro County households were not in range of broadband infrastructure.



Source: FCC, GA DCA

The Federal Communications Commission (FCC) defines ‘broadband’ as high-speed internet that is always on and faster than traditional dial-up access. The term includes several high-speed transmission technologies such as DSL (digital subscriber line), cable modem, fiber, wireless, and satellite. Regardless of its method of transmission, a connection is considered to be broadband only if its minimum download speed is 25 Mbps, and minimum upload speed is 3 Mbps.

Taliaferro County residents have access to the internet via multiple providers and

transmission methods. The number of providers operating within a particular jurisdiction has strong implications for the potential affordability of broadband services. Many different factors differentiate the price a customer ultimately pays: speed, reliability, limitations on throughput (data caps), and length of service agreement. If customers are able to acquire reliable access via a comparable connection method at a lower price, providers will be incentivized to reduce prices to remain competitive.

SUMMARY OF INTERNET PROVIDERS IN CRAWFORDVILLE

Provider	Type	Coverage	Speed
RESIDENTIAL Relyant Communications	Fiber and DSL	92.8%+	100 Mbps
RESIDENTIAL Windstream	DSL	6.7%+	25 Mbps
RESIDENTIAL Flint River Communications	Cable	2.8%+	30 Mbps
RESIDENTIAL Viasat Internet (formerly Exede)	Satellite	100%	35 Mbps
RESIDENTIAL HughesNet	Satellite	100%	25 Mbps
BUSINESS Advanced Technology Group	Fixed Wireless	3.7%+	100 Mbps
BUSINESS Flint River Communications	Cable	0.2%+	30 Mbps
BUSINESS Georgia Public Web	Copper	0.2%+	50 Mbps

SUMMARY OF INTERNET PROVIDERS IN SHARON

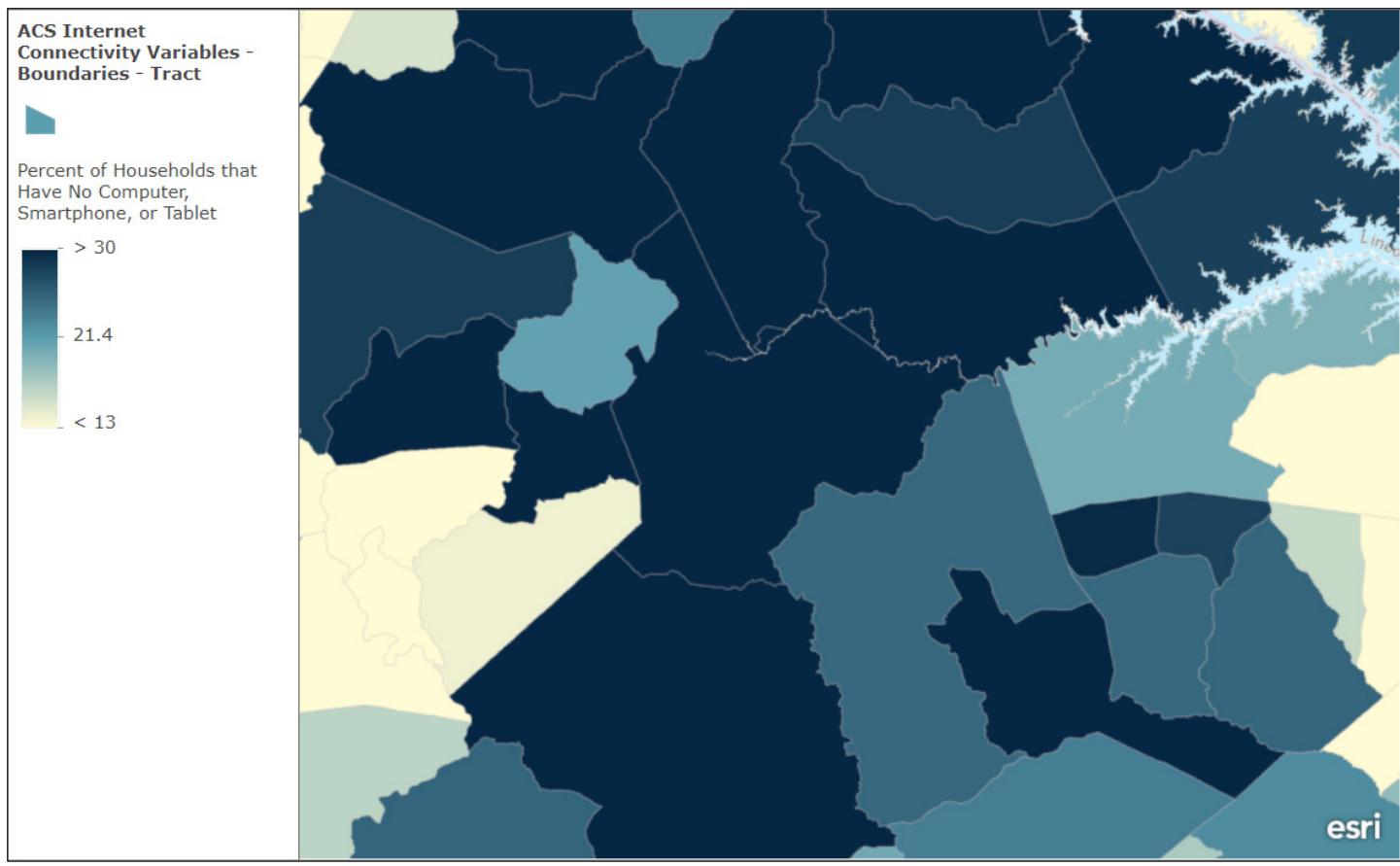
Provider	Type	Coverage	Speed
RESIDENTIAL Relyant Communications	DSL and Fiber	100%	100 Mbps
RESIDENTIAL Viasat Internet (formerly Exede)	Satellite	100%	35 Mbps
RESIDENTIAL HughesNet	Satellite	100%	25 Mbps

Source: Broadband Now

Rate of Broadband Adoption

Much attention has been paid to the problem of sparse rural broadband infrastructure provision. However, relatively little has been said about how to activate the latent potential that broadband brings to exurban communities. Research on the outcomes of broadband expansion has revealed unexpected trends, among which is the revelation that provision of the infrastructure itself is not typically sufficient

to realize the myriad benefits touted. In fact, results suggest that policy makers must broaden their focus to include adoption and efficient use of the technology. More directly, once broadband is available, residents must be willing and able to pay for subscriptions and adequate hardware, and competent to employ the technology for their personal and professional benefit.



Percent of Households with no Internet-capable Devices by Census Tract

Source: American Community Survey, ESRI



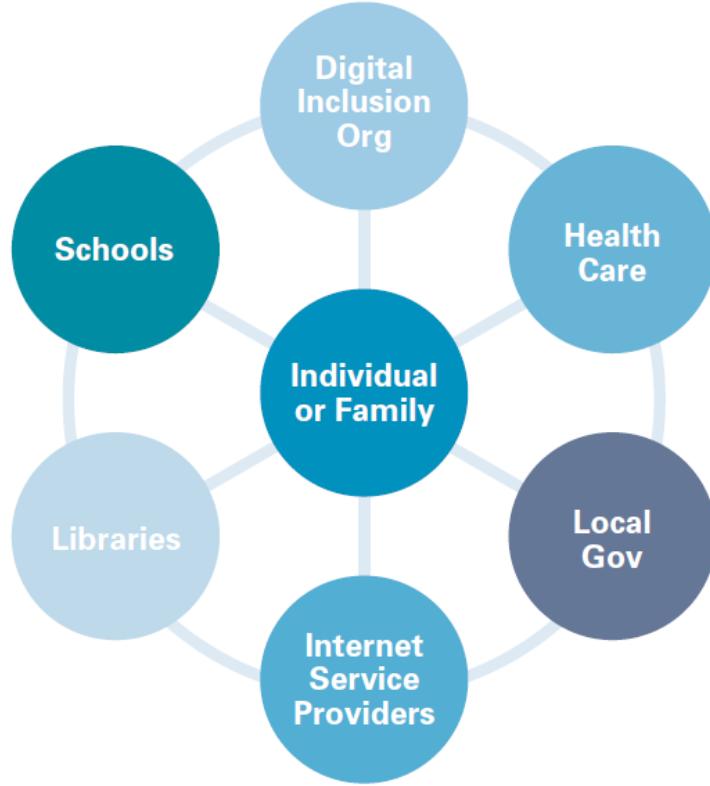


Figure 3. Networked Model of Meaningful Broadband Adoption

Source: Benton Institute for Broadband and Society
Digital Inclusion and Meaningful Broadband Adoption Initiatives

Research sponsored by the Benton Institute for Broadband and Society provides context for the issues surrounding broadband adoption, ultimately rebranding the solution as ‘Meaningful Broadband Adoption.’ Additionally, they offer a nuanced approach to increasing adoption termed ‘The Network Model.’ This model is framed by an ‘ecological’ perspective that situates the user in a broader context of supportive organizations. These organizations are the service-providing agencies with which users already interact, such as doctors offices, schools, libraries, and their local government. A digital Inclusion organization is introduced to the network to ensure users acclimate smoothly to the new method of digital interaction. Viewed in this light, the value that digital technologies can add to citizens’ lives becomes much more apparent.



Digital inclusion organizations facilitate linkage of the local population with service providers in the community by easing the transition to a digital mode of interaction. They can be instrumental in helping older citizens or underexposed citizens acclimate to paying bills or scheduling appointments online; they may also help parents access textbooks and other support materials online to help their school-aged children.

Advancing Broadband Adoption

To maximize Taliaferro County's broadband infrastructure, the County and its contained jurisdictions must pursue broadband-related policies that:

- **Promote digital literacy and the benefits of connectedness for residents, businesses and other stakeholders;**
- **Create opportunities for the early exposure of secondary school students to evolving workplace technologies.**

The County's *Broadband Action Plan* will consist of the following activities:

Priority Projects

Project	Responsible Party
Establish a Broadband Adoption Task Force or designate a 'Digital Inclusion Liaison' to carry out the Broadband Action Plan.	TC3, TC DOE
Identify and maintain a list of establishments in the community offering free wi-fi.	Digital Inclusion Liaison
Assemble and make available digital curricula from Google, Mozilla, DigitalLiteracy.gov, and others to help local users gain the personal and professional benefits of broadband access and digital information technologies.	Digital Inclusion Liaison

Recommended Additional Actions

Project	Responsible Party
Pursue creation of a program to allow residents to 'check-out' a wi-fi hotspot from the public library.	Taliaferro Co., Library
Increase community access to available high-speed internet through establishment of public wi-fi hotspots and connected community centers.	Taliaferro County Coalition (TC3)
Identify service providers and establishments in the community that offer services via the internet, and support local users in engaging these organizations electronically.	Digital Inclusion Liaison

Small Town Rural Communities Lacking Broadband Also Lack Economic Growth

Small Cities Dive | Jul 13, 2018



Though Taliaferro County has access to broadband-speed internet, it has yet to claim the full benefits that other communities are harnessing to drive their assimilation into the ‘new economy.’

Broadband = Economic Development

Today about 46 million Americans live in non-metropolitan counties, and about one in five households are listed as rural (about 60 million people). Of those, nearly 40% still don't have access to even the low-bar minimum broadband speed of 25/4 Mbps (25 Mbps download; 4 Mbps upload) set by the Federal Communications Commission (FCC). This means that even while cities and regional enterprise zones are flourishing in the gig economy, vast rural stretches of the country are still languishing with copper wire and turn-of-the-century-level broadband access.

This has only exacerbated the growing disparity — in skills, education and economic success — between smart, connected cities and rust-belt and rural America.

66 With their integral links to university and research centers, medical hubs and regional innovation districts, connected cities are benefiting from a virtuous circle of investment and innovation.



Co-working offices, coffee shops, and other similar social spaces offer entrepreneurs, artists and creatives the opportunity to network and casually discuss ideas and experiences that move the local innovation economy forward.

Housing



Weaknesses:

- Aged and substandard housing stock
- Lack of workforce housing to meet likely new demand

Opportunities:

- Demand for new housing generated by Harrison Poultry
- Valuable lifestyle amenity created by Healthy Taliaferro trails
- Reclamation of valuable in-town property for new housing development



"An inadequate supply of affordable housing... affects businesses. When workers cannot find housing—or that housing is distant from work—businesses struggle to recruit and retain a reliable workforce... Affordable housing can help households build wealth and invest in their future...and reduce demands on other public safety net services. This is particularly true when housing is built in effective places—close to town centers and employment opportunities."

Existing Housing Stock

Housing is becoming an increasingly contentious matter for the CSRA region as it anticipates a season of growth and economic expansion. A quick glimpse at median gross rents across counties in the region reveals a varied housing market. This is both a strength and a weakness. Individuals who come to the region for (often well-paid) work, and have the means to do so, can have their choice of urban, suburban, rural or even waterfront lifestyle. On the other hand, varied rents also reflect deep gaps in housing availability and quality from one jurisdiction to the next. This ultimately has implications for those whose choices are more constrained. A key focus and goal of the local comprehensive planning process must be the creation of demographically “whole” communities that serve as the fertile ground for nurturing strong families and a competitive workforce. More directly, it is essential that communities offer housing options for residents of all socioeconomic levels.

The CSRA’s housing stock generally lacks diversity, but it does include both owned and rented units

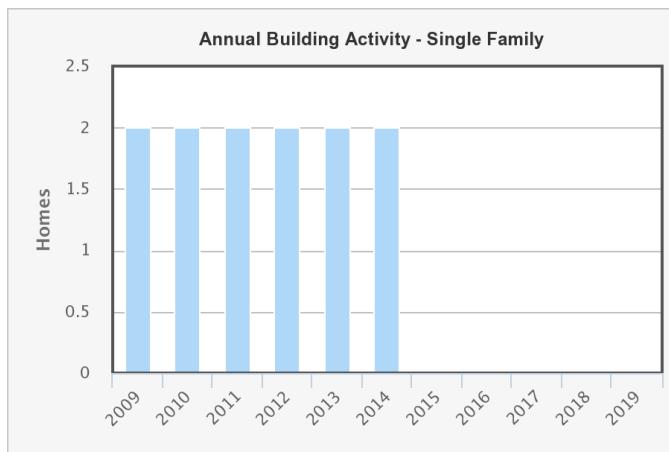
and mix of housing types. The majority of the region’s housing stock is classified as single-family. Substandard housing, whether due to age or lack of maintenance, is also a concern across the region.

These regional trends hold true for Taliaferro County. According to the ACS, 95% of the County’s housing stock is single-family and detached. Duplexes are estimated to be the second most common housing type, accounting for only about 2 % of units.

Housing Unit Type	#	%
Single-Family (detached)	611	56%
Mobile Home	423	39%
Single-family (attached)	8	1%
Duplex	20	2%
3 or 4 units	2	0%
5 to 9 units	14	1%
10 to 19 units	11	1%
20-49 units	2	0%
Total	1091	100%

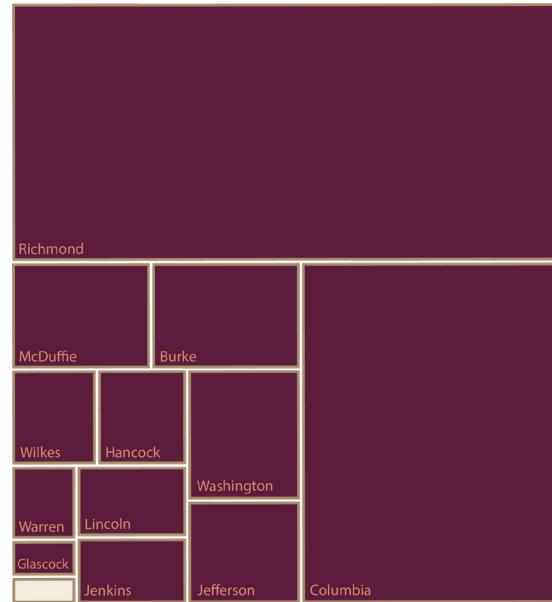
US Census Bureau: ACS 5-Year Estimate 2017

Taliaferro County	2010	2011	2012	2013	2014	2015	2016	2017	Trend
Total Housing Units	1085	1038	1032	1060	1017	1073	1081	1091	



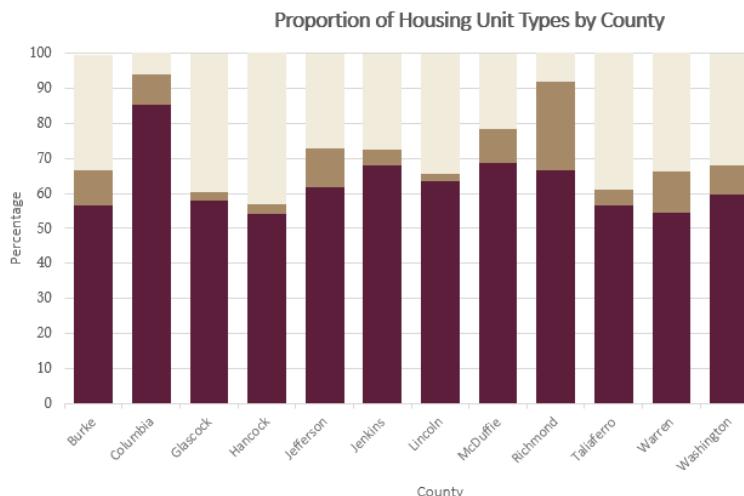
According to HUD PD&R, 2 single-family housing units were constructed each year between 2009 and 2014, and no additional units have been constructed in the county since 2015.

No permits for multi-family units were reported for this period.



The white square represents Taliaferro County’s share of the CSRA region’s housing stock.

US Census Bureau: ACS 5-Year Estimate 2017

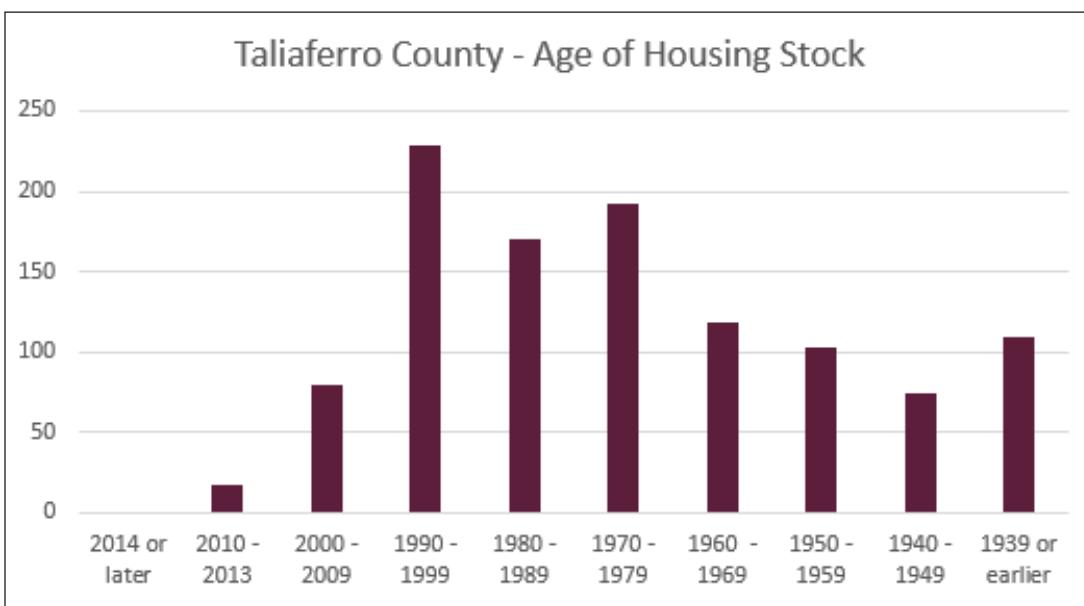


US Census Bureau: ACS 5-Year Estimates, 2017

Consistent with concerns recorded in the SWOT Analysis, Taliaferro County is among the counties in the CSRA with the highest proportion of mobile homes. The prevalence of mobile homes underscores the need for greater variety and affordability in the housing supply.



Taliaferro County contains more than 400 mobile homes - just under 40% of its total housing stock. Some units lack skirting and improvements while others have cinder block skirting and improvements like porches and decks.



Taliaferro County's most recent housing 'boom' occurred in the nine-year period from 1990 to 1999, during which time approximately 225 new homes were built. The County also saw significant building activity in the preceding 20 years (1970 - 1989). Building activity essentially ceased between 2010 and 2013.

The current median year built of a home in Taliaferro County is 1977.

Tenure & Affordability

Housing Tenure

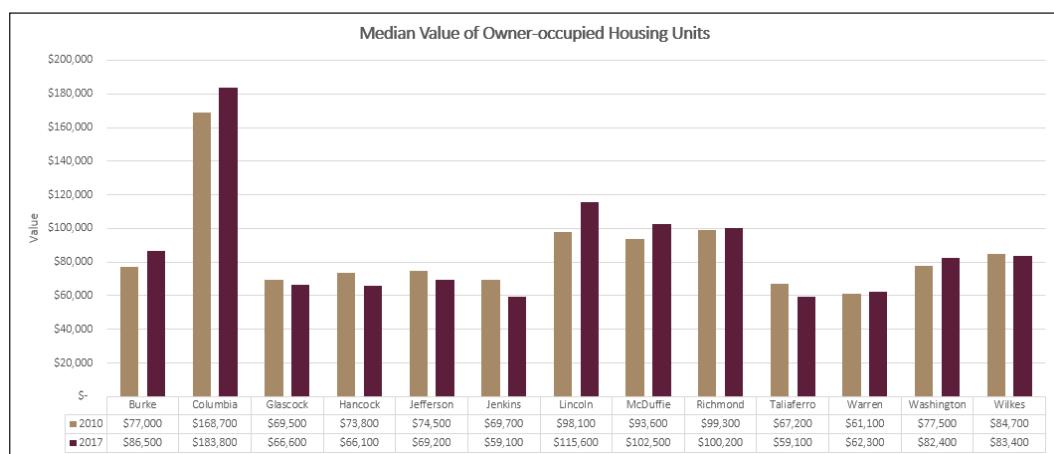
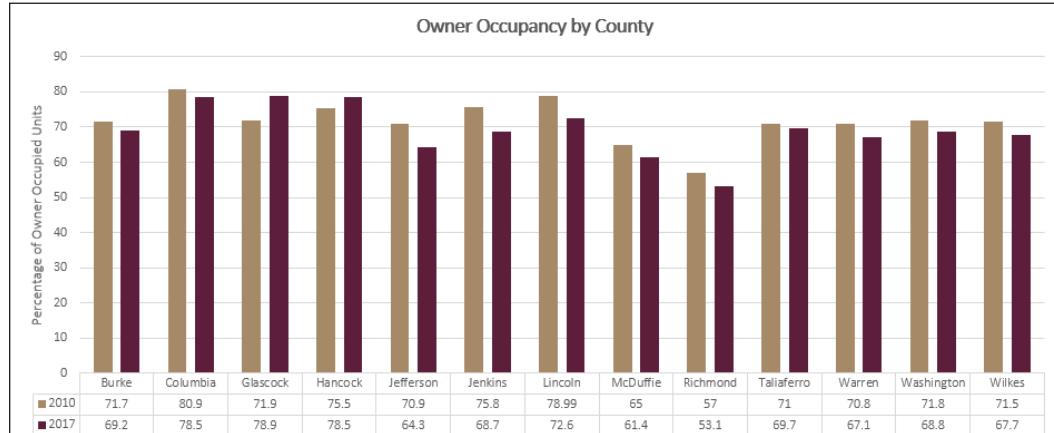
In the short term, housing vacancy within the county has been stable. When viewed in the context of 2010, however, population exodus becomes more apparent. Between 2010 and 2015, the number of vacant housing units is estimated to have increased by a little more than 100 units. Interestingly, though, many of these units do not appear to be available for sale or rent. Only in 2017 does ACS data reflect homeowners making vacant homes available for rent. Nonetheless, the distribution of owner versus renter occupancy has remained stable since the 2010 Decennial Census.

Housing Inventory by Tenure				
	2010 Decennial	2015 ACS	2016 ACS	2017 ACS
Total Housing Units	1,015	1,073	1,081	1,091
Occupied	759	707	748	710
Owners	561	521	516	495
% Owners	73.9	73.7	69.0	69.7
Renters	198	186	232	215
% Renters	26.1	26.3	31.0	30.3
Total Vacant	256	366	333	381
Available for Sale	10	4	4	3
Available for Rent	19	2	4	31
Other Vacant	227	360	325	347

Data Source: 2010 Census; 2015, 2016 and 2017 American Community Surveys (5 - Year)

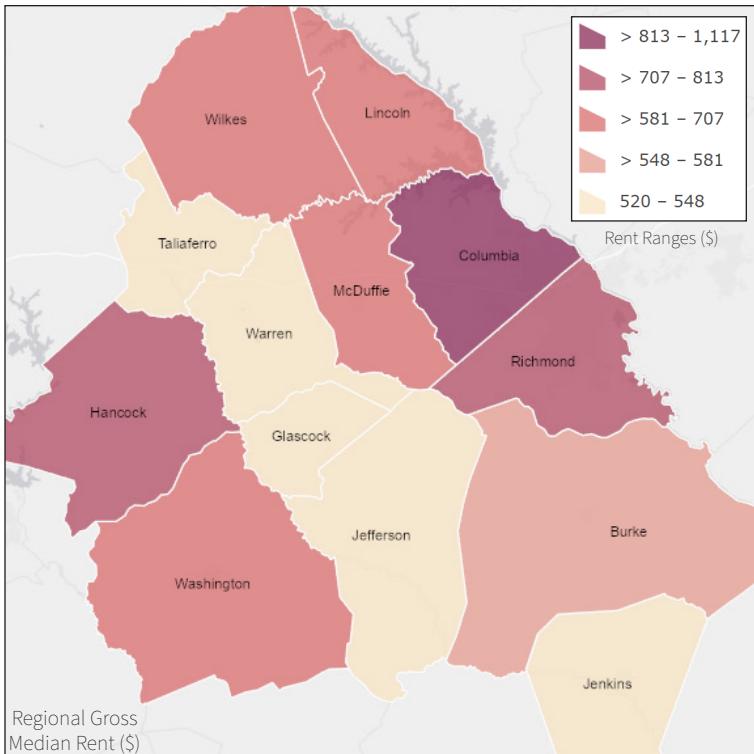
In the CSRA Regional context, Taliaferro County's rate of owner occupancy has remained most unchanged since 2010, with Burke County close behind.

Unfortunately, when compared to home owners across the CSRA, Taliaferro County home owners tend to own less valuable property. The median value of an owner occupied property fell by \$8,100 between 2010 and 2017. Taliaferro and Jenkins counties share the lowest median owner occupied home value, at \$59,100.



US Census Bureau: ACS 5-Year Estimates, 2017

Housing Affordability



US Census Bureau: ACS 5-Year Estimates, 2017

Gross Rent as a Percentage of Income

% of income	# households	%
Less than 20%	53	25%
20% to 29.9%	34	16%
30% to 39.9%	36	17%
40% to 49.9%	9	4%
50% or more	38	18%
Unknown	41	19%
	215	100%

US Census Bureau: ACS 5-Year Estimates, 2017

For those able to acquire a rental unit, Taliaferro County offers the most affordable median gross rent among the CSRA counties. Despite lower rents, however, ACS data suggests that many households may experience cost burden, or rent in excess of 30% of monthly income.

Location Inefficiency

Census tract 010200 in GA

How much people spend on housing and transportation here depends on their household type:

Median-Income Family:

83.2% of income

(housing: 26.3%, transportation: 56.9%)

Very Low-Income Individual:

115.2% of income

(housing: 31.1%, transportation: 84.1%)

Working Individual:

101.4% of income

(housing: 28.9%, transportation: 72.5%)

Single Professional:

49.6% of income

(housing: 19.2%, transportation: 30.4%)

Retired Couple:

72.4% of income

(housing: 34.2%, transportation: 38.2%)

Single-Parent Family:

118.3% of income

(housing: 38.0%, transportation: 80.3%)

Moderate-Income Family:

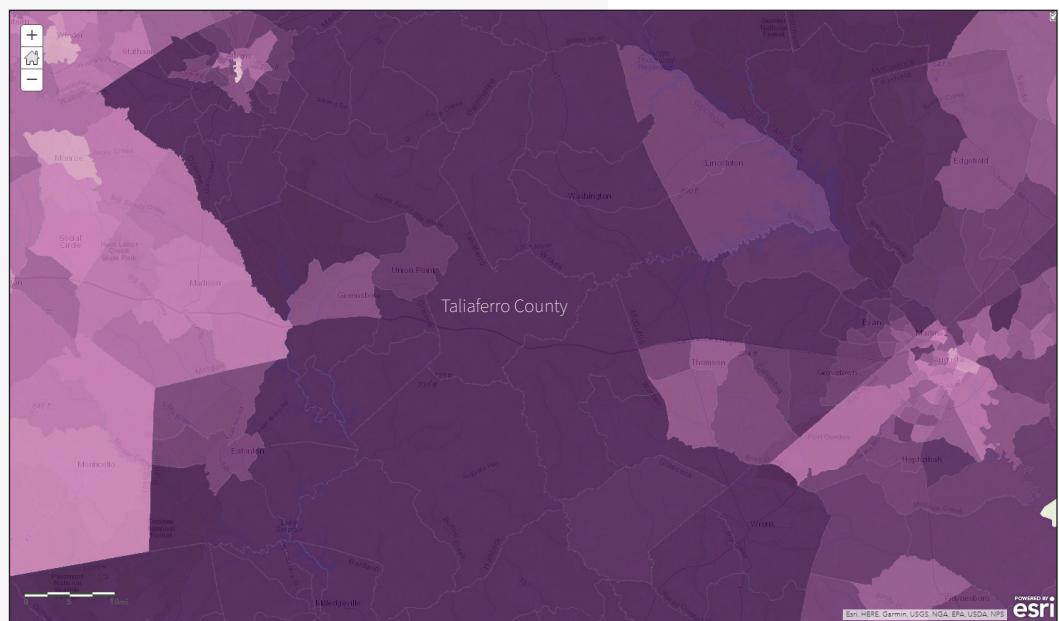
85.4% of income

(housing: 31.4%, transportation: 54.0%)

Dual-Professional Family:

61.1% of income

(housing: 22.3%, transportation: 38.8%)



Location inefficiency adds to rent the cost that a resident must pay to travel to their place of employment. The map above illustrates the added cost burden faced by residents of Taliaferro, Warren, Glascock and other rural counties in traveling to distant employment centers.

Improving Housing Quality

To improve the quality of housing in Taliaferro County, the County and its contained jurisdictions must pursue housing policies that:

- **Eliminate or rehabilitate substandard or dilapidated housing throughout the County.**
- **Create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.**
- **Encourage development of housing opportunities that enable residents to live close to their place of employment.**

Priority Projects

Project	Responsible Party
Conduct a local housing inventory and needs assessment.	Taliaferro County Coalition (TC3)
Pursue CHIP funds to facilitate local home improvement efforts.	Taliaferro County Coalition (TC3)
Amend zoning ordinance to establish foundation facia standards for manufactured homes.	Taliaferro Co., Crawfordville, Sharon

Recommended Additional Actions

Project	Responsible Party
Apply to participate in the Georgia Initiative for Community Housing (GICH) Program.	Crawfordville, Sharon
Identify a partner organization to provide homebuyer education and maintenance classes.	Taliaferro County Coalition (TC3)
Amend the zoning ordinance to encourage accessory dwelling units in low-density residential zones.	Taliaferro Co., Crawfordville

Financing Home and Neighborhood Redevelopment

Community Development Block Grant (CDBG) and Community HOME Investment Program (CHIP) funds have been a valuable tool in the improvement of housing and neighborhood infrastructure throughout the CSRA region. The images below offer views of several properties within the region before and after redevelopment utilizing CDBG and CHIP grant funds.



Before

After



Building Better Neighborhoods

Natural & Cultural Resources



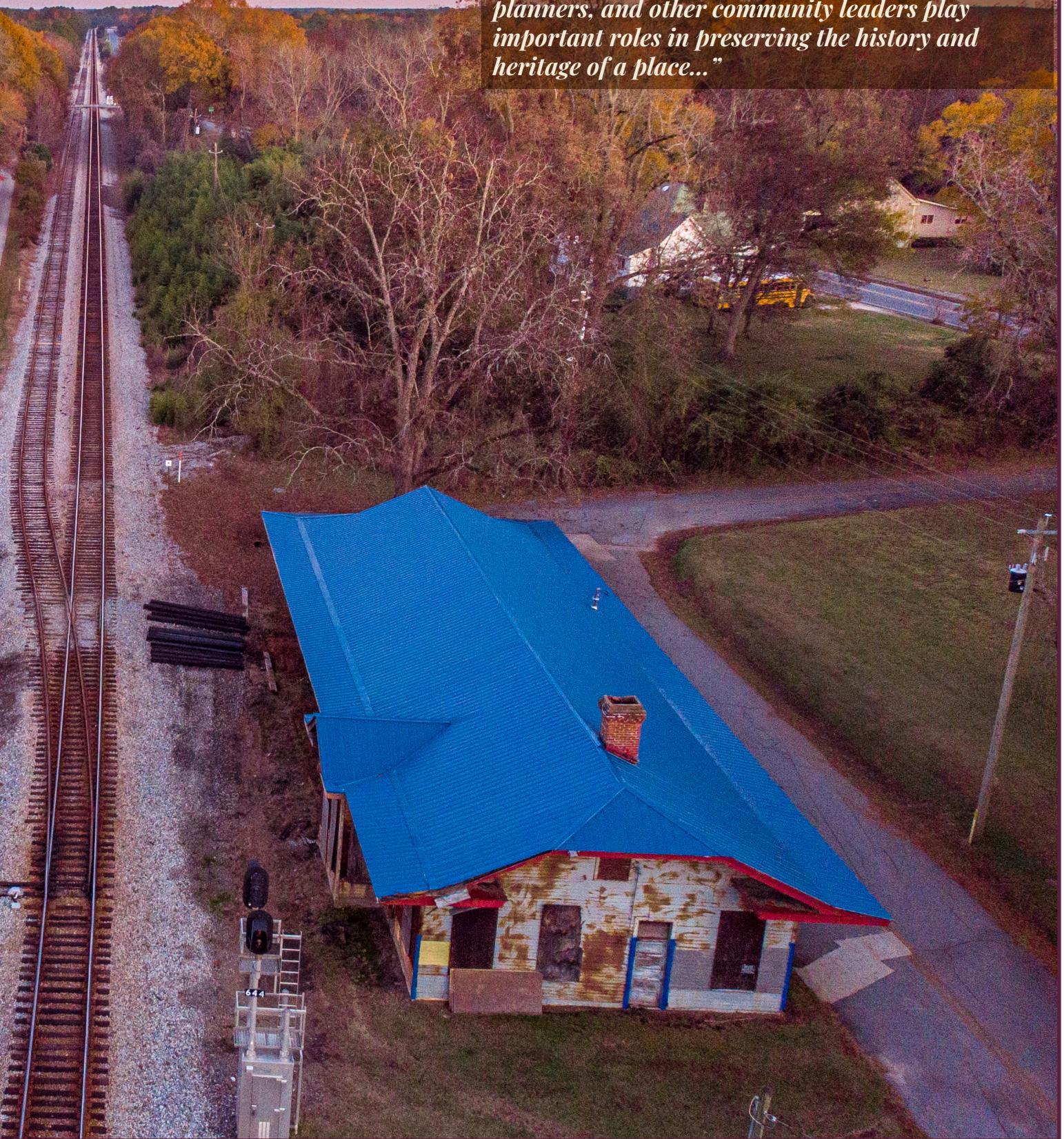
Weaknesses:

- Lack of regulatory protection against A.H. Stephens Park encroachment
- Lack of regulatory protection for dark skies near Deerlick Astronomy Village

Opportunities:

- A.H. Stephens Park Traffic
- Establishment of Deerlick Astronomy Village as an International Dark Sky Park

"A sign of a healthy community is its simultaneous ability to preserve and invent its culture—that is, to conserve its history and heritage and at the same time develop new expressions for current times. Arts and cultural activity and the leadership of artists, historians, folklorists, anthropologists, planners, and other community leaders play important roles in preserving the history and heritage of a place..."



Water Supply

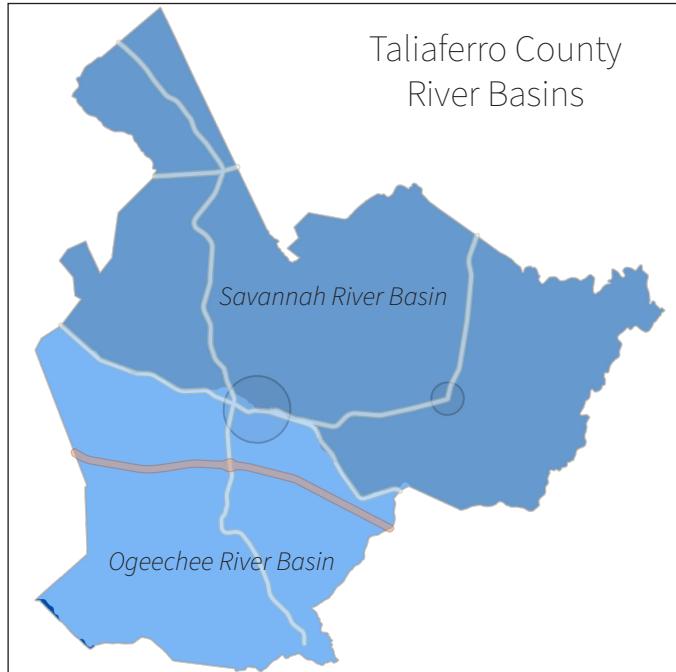
The State of Georgia's Environmental Planning Criteria recognize the inherent need of balancing human development activity with the protection of the natural environment. This recognition is represented by minimum planning criteria established by the state (and implemented by the Georgia Department of Natural Resources)

for the protection of: water supply watersheds, groundwater recharge areas, wetlands, and river corridors.

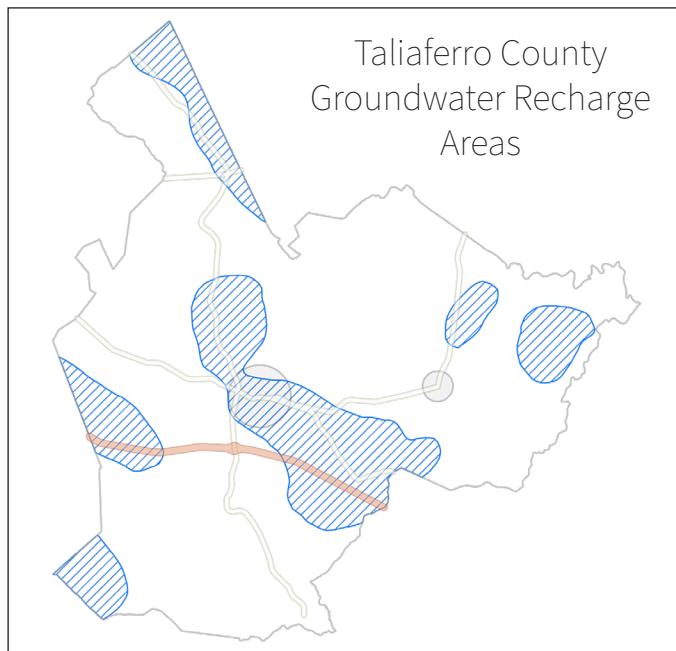
The locations of three (3) of these critical environmental areas in Taliaferro county are illustrated on the maps that follow.

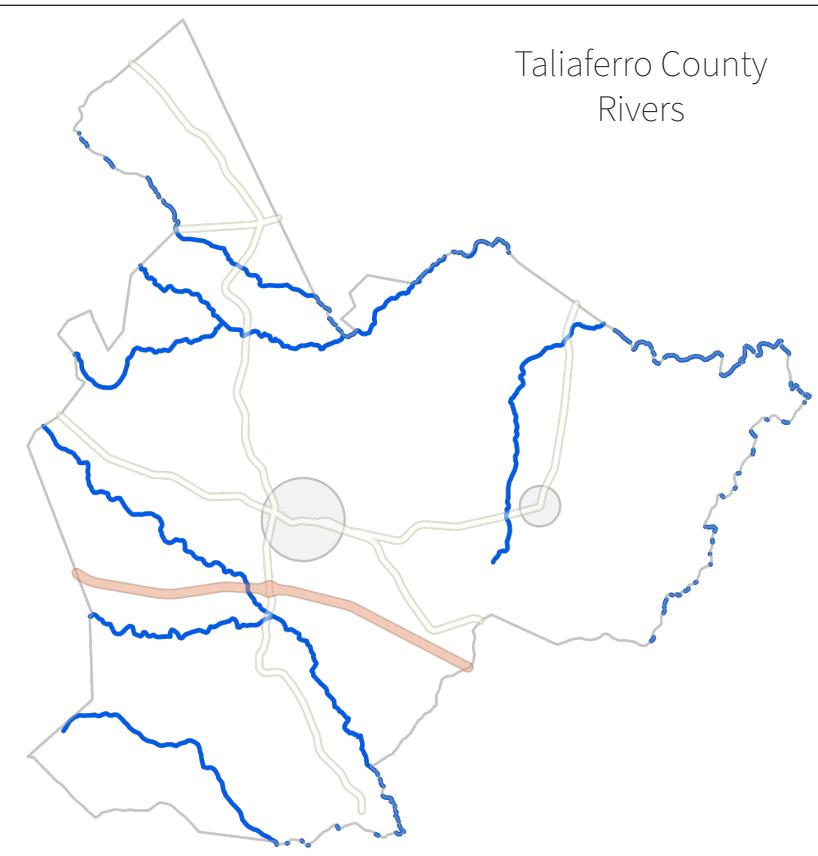


Source: 2017 Regional Water Plan



Groundwater recharge areas are portions of the earth's surface where water infiltrates the ground to replenish an aquifer, which is any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well. In order to avoid toxic and hazardous waste contamination to drinking water supplies, groundwater or aquifer recharge areas must be protected. While recharge takes place throughout almost all of Georgia's land area, the rate or amount of recharge reaching underground aquifers varies from place to place depending on geologic conditions.





The Ogeechee River is a blackwater stream and one of Georgia's few remaining free flowing rivers. The headwaters of the Ogeechee River are located in the southeastern edge of the state's 'Piedmont' region. In the headwaters, the North and South Fork Ogeechee Rivers join to form the Ogeechee River which runs 245 miles in a southeasterly direction to the Atlantic Ocean.

The Ogeechee River Basin provides drinking water for nearly 394,000 people in the state of Georgia by municipal or privately owned public water systems.

As of 2018, there are approximately 67 facilities, including industries and municipalities, authorized to discharge wastewater into the Ogeechee River Basin pursuant to NPDES permits.



South Fork of the Ogeechee River - Crawfordville, GA

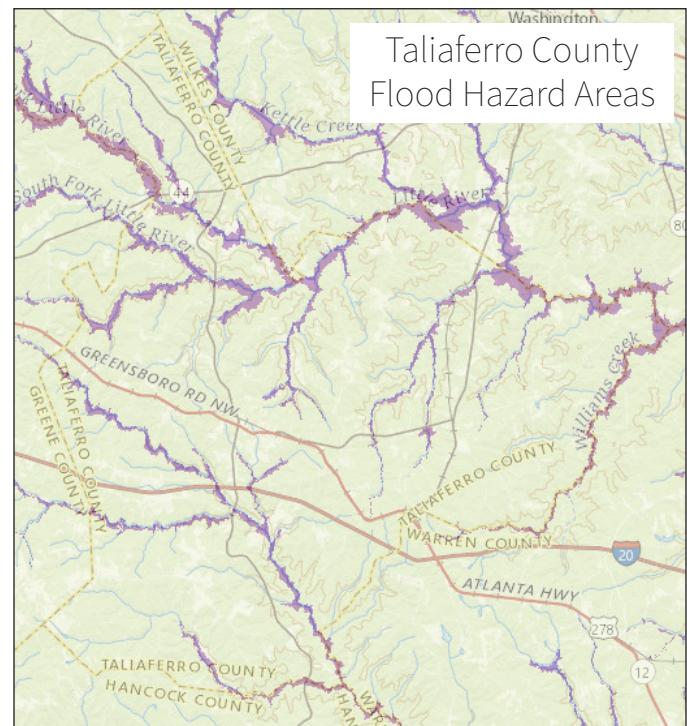
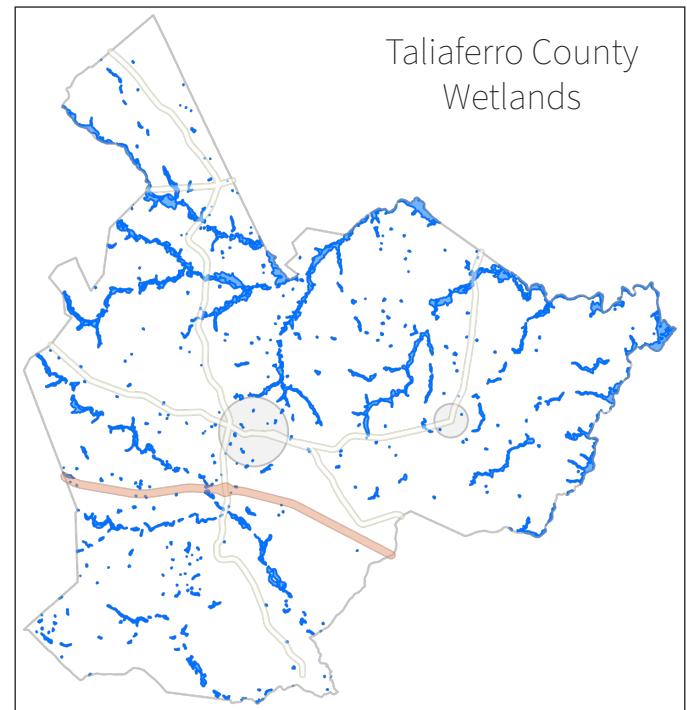
Wetlands & Floodplains

Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Preservation of wetlands is vital because of the many important functions they serve. They are among the world's most biologically productive ecosystems and serve as crucial habitats for wildlife. Wetlands can help maintain water quality or improve degraded water by performing functions similar to a wastewater treatment plant, filtering sediment, toxic substances and nutrients. Wetland vegetation filters and retains sediments which otherwise enter lakes, streams and reservoirs often necessitating costly maintenance associated with dredging activities. Wetlands are also important for flood protection, as they act as water storage areas, significantly reducing peak flows downstream; and, the meandering nature of wetlands combined with abundant vegetation reduce flood velocities.

Flood plains are relatively flat lands that border streams and rivers that are normally dry, but are covered with water during substantial rain events. The severity of a flood is usually measured in terms of loss to human life or property, which is directly proportional to the amount of development in the flood plain surrounding the stream or river.

Flooding occurs when the volume of water exceeds the ability of a water body (stream, river, or lake) to contain it within its normal banks. Floodplains serve three major purposes: Natural water storage and conveyance, water quality maintenance, and groundwater recharge. These three purposes are greatly inhibited when floodplains are misused or abused through improper and unsuitable land development. Floodplain development is usually



discouraged with the exception of recreational facilities.

Trails and Passive Recreation

Parks and trails like this one utilize land that would otherwise be undevelopable due to environmental constraints or the need for natural resource protection.



'Dark Skies' over Deerlick

The BITTER SOUTHERNER

[STORIES](#) / [ABOUT](#) / [NEWSLETTER](#) / [SUPPORT](#) / [GENERAL STORE](#)



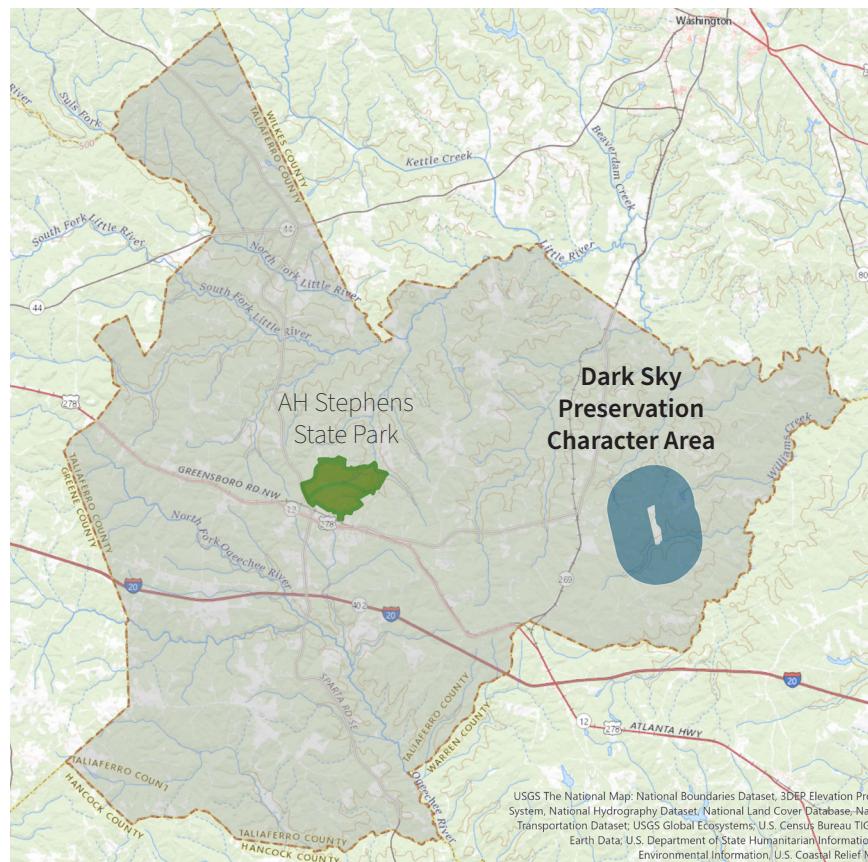
THE DARK END OF THE SOUTH

At the Deerlick Astronomy Village in Taliaferro County, Georgia, the second least populous county east of the Mississippi River, residents share one concern above all others: the ability to see the stars in their fullest glory.

Achieving International Dark-Sky Recognition

A ‘Dark Sky Park’ is an area possessing exceptional or distinguished quality of starry nights and a nocturnal environment that is specifically protected for its scientific, natural, educational, cultural heritage or public enjoyment. Taliaferro County is home to the Deerlick Astronomy Village, a Dark Sky Park that aspires to achieve official recognition from the International Dark-Sky Association (IDA). Sites like Deerlick are prized for the local tourism they generate, undisturbed natural environment and scientific opportunities they afford.

The ‘Dark Sky Preservation’ Character Area (p. 38) is intended to protect Deerlick from light pollution by new adjoining development. The character area standards call for limitations on residential density as well as the adoption of development standards requiring downcast lighting. The intended preservation area is indicated as a blue buffer on the map below.

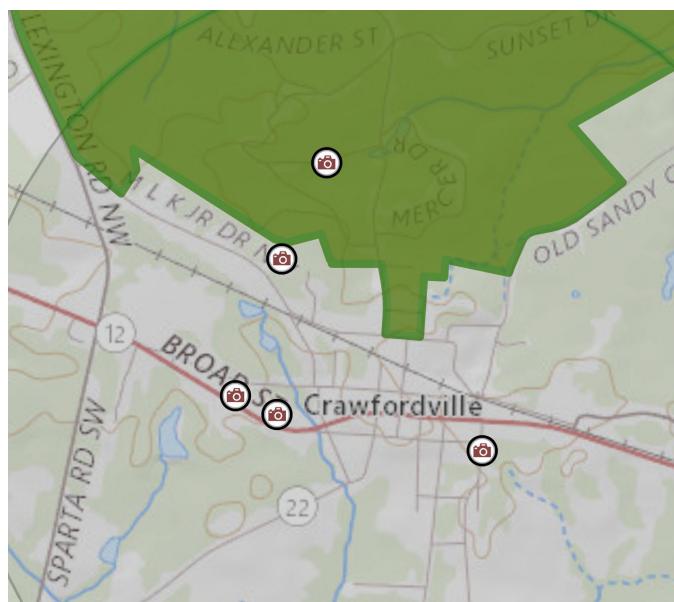


'Camera Ready' Taliaferro

"People are increasingly recognizing the connection between the activity of the arts and culture sector and the economic vitality in a neighborhood or community. High concentrations of creative enterprises and workers in a geographic area may provide a competitive edge by elevating a community's quality of life, improving its ability to attract economic activity, and creating a climate for innovation to flower."

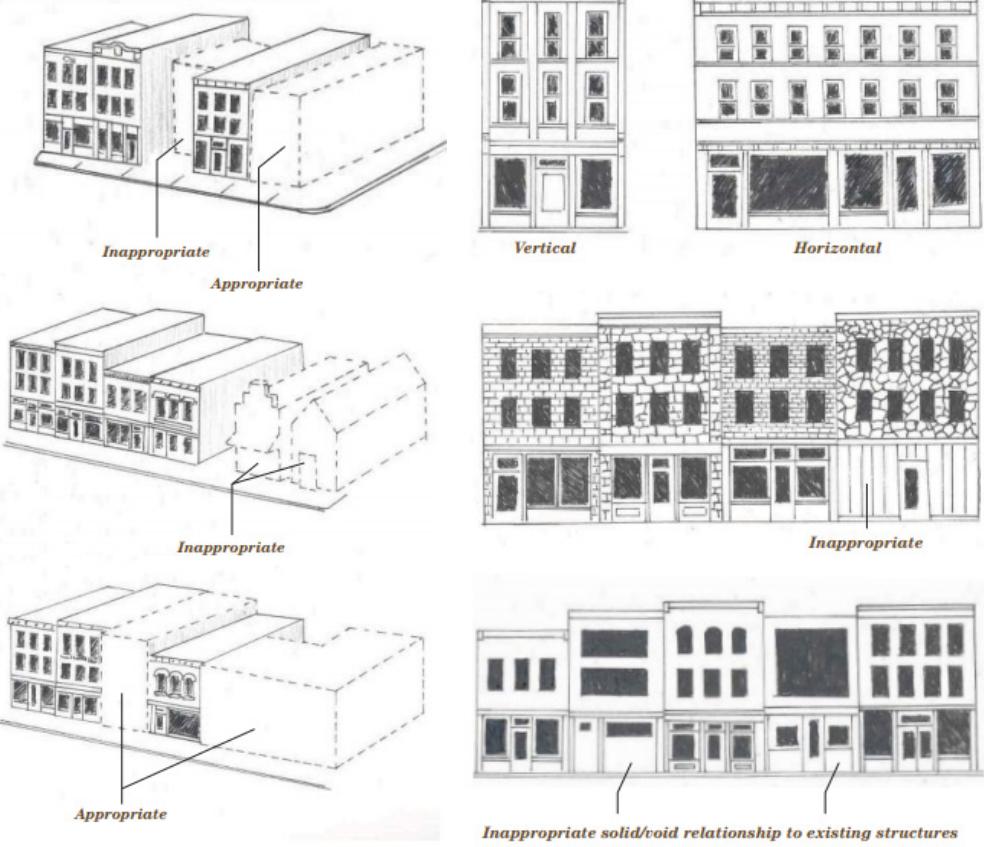


Crawfordville transformed into a film set.

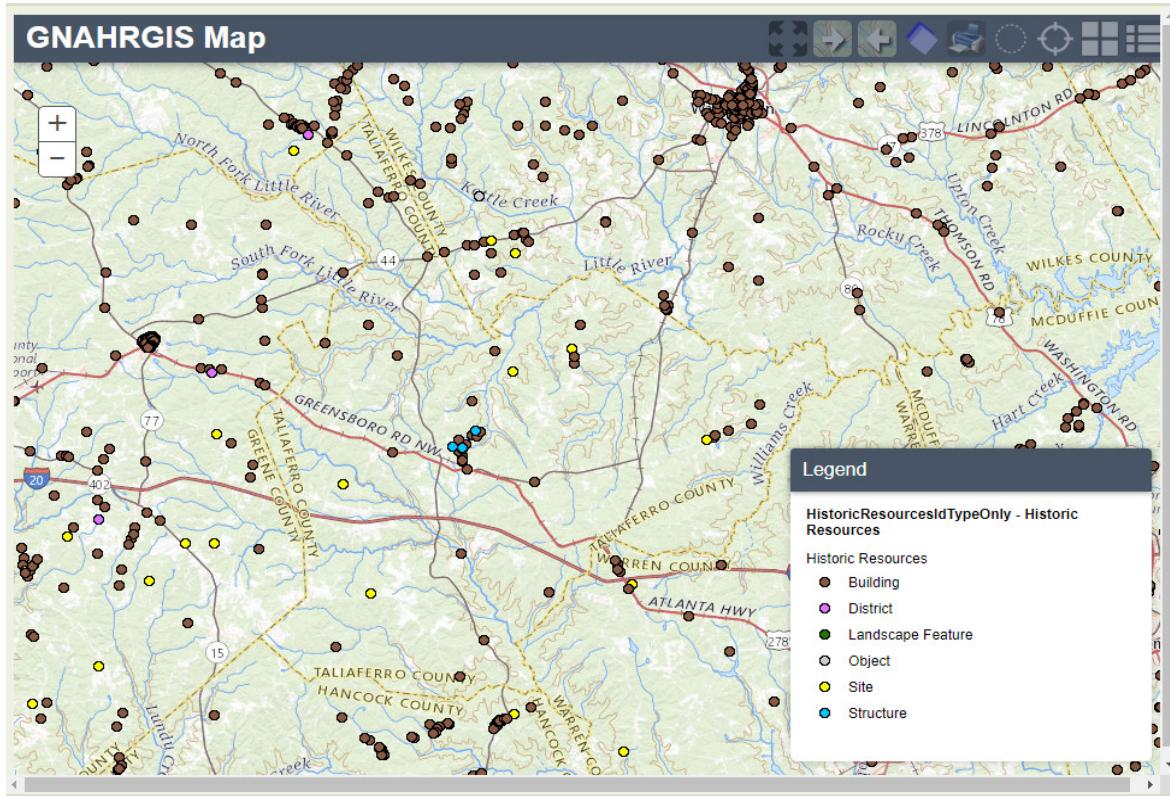


Crawfordville, GA National Register Sites

BUILDING PLACEMENT



The adoption of building massing, height and placement standards are critical in protecting the historic character of Downtown Crawfordville.



Taliaferro County points of historic interest recorded in GNAHRGIS.

Maximizing Local Resources

To maximize Taliaferro County's growth and development potential, the County and its contained jurisdictions must pursue land use policies that:

- **Minimize inefficient land consumption and encourage compact development in order to preserve green open space and natural resource areas.**
- **Encourage development that is sensitive to the historic context, sense of place, and overall setting of Taliaferro County.**

Priority Projects

Project	Responsible Party
Pursue a grant to obtain an updated county-wide historic resources survey.	Taliaferro County Coalition (TC3)
Adopt a 'Historic Downtown' overlay district to establish development standards for the preservation of Historic Downtown Crawfordville.	Crawfordville
Construct wayfinding signage to direct tourists to local historic resources.	Taliaferro County Coalition (TC3)
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.	Taliaferro County Coalition (TC3)

Recommended Additional Actions

Project	Responsible Party
Pursue Certified Local Government status and establish local historic districts.	Crawfordville, Sharon

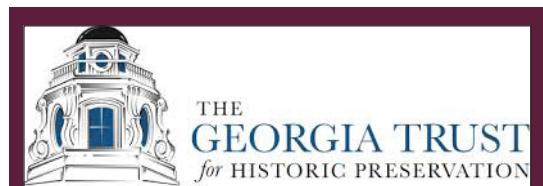
The *Historic Pews & Pulpits Ramble* takes tourists on a curated bus tour across east Georgia offering a view of several of the region's historic churches. Those in attendance can tour the church grounds, hear about each church's humble beginnings, and are occasionally treated to spiritual musical selections. The October 2019 Ramble included *Church of the Purification* in Sharon, GA.



Antioch Baptist Church (Crawfordville, Taliaferro County)

Boasting a congregation that was founded in 1886 by freed slaves from southern Taliaferro and northern Hancock counties, Antioch Baptist Church was constructed in 1899 by local craftsmen.

Still much admired and photographed, the church no longer holds regular services and shows signs of neglect. Water damage is visible inside and out, and the restrooms have been closed off. Though some financial support continues to be provided by descendants of the original congregation, the fate of the building relies on the larger community to care for this unique landmark.



2020 Places In Peril

Antioch Baptist Church in Crawfordville was named among the State's "Places in Peril" by Georgia Trust for Historic Preservation for the year 2020. The list highlights sites of historic significance that are in desperate need of care.

Community Work Program



REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments reviews the current status of activities identified as priorities in the previous five-year work program. The status of each activity is indicated as one of the following four categories: completed, ongoing, postponed, not accomplished. Activities indicated as 'ongoing' are carried over to the upcoming five-year work program. For activities indicated as 'postponed' or 'not accomplished' a supporting rationale is also provided.



COMMUNITY WORK PROGRAM

The Work Program consists of the specific activities that Taliaferro County and each of its contained jurisdictions will undertake in the five year period from 2020 through 2025 to meet identified community needs and advance local goals. Although the plan was developed jointly, each jurisdiction has developed its own set of work program activities. Several activities will be completed as joint effort with participation by all local governments.

Report of Accomplishments

Economic Development Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Create a website for the purpose of providing information about available land/buildings for functions.		X			This activity has been delayed due to a lack of funding and staff capacity, but remains a priority, and will be carried over into the new CWP.
Schedule outside fair to visit county for the purpose of attracting people to the county.				X	This activity has not been accomplished and is no longer relevant, as the County will pursue a new economic development strategy.
Acquire a large site, southeast of the Interstate 20 exit in order to establish an industrial park.			X		This activity was delayed by a lack of funding, but interest in attracting large new employers remains. Thus, this activity has been modified and included in the <i>Recommended Additional Actions</i> section (p.19) as “Pursue a USDA Rural Business Development Grant for a feasibility study on an Industrial or Knowledge Park adjacent to I-20.”
Establish an annual musical event to attract tourists to the area.				X	This activity has not been accomplished and is no longer relevant, as the County will pursue a new economic development strategy.
Implement the applicable strategies of the regional “Comprehensive Economic Development Strategy.”		X			This activity is regarded as a policy, and has been moved to the Economic Development policies section of the Plan.
Initiate a Category 3 (Multi-Activity Grant) - Community Development Block Grant (CDBG) for economic development for the downtown area.			X		This activity has been delayed by a lack of staff capacity. The activity has been modified and included in the new work program under Community Facilities as “Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.”

Taliaferro County

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Coordinate with the CSRA Regional Commission to provide Code Enforcement for Taliaferro County.			X		This activity has been delayed by a lack of funding and staff capacity, but remains a priority. It has been modified and relocated to the <i>Recommended Additional Actions</i> section (p.40) under Land Use as “Pursue regional code enforcement and permitting with Wilkes, Warren, Glascocock and Hancock Counties.”
Adopt a building code for Taliaferro County.			X		This activity has been delayed by a lack of funding and staff capacity, but remains a priority. It has been modified and relocated to the <i>Recommended Additional Actions</i> section (p.40) under Land Use as “Pursue regional code enforcement and permitting with Wilkes, Warren, Glascocock and Hancock Counties.”
Initiate policies which focus on the rehabilitation of existing housing structures instead of new development.				X	This activity is no longer relevant as the County will pursue the rehabilitation of existing housing where feasible as well as the development of new housing.
Initiate a multi-jurisdictional ordinance to address delinquent residential property owners.			X		This activity has been delayed by a lack of staff capacity, but remains a priority. It has been modified and relocated to the <i>Recommended Additional Actions</i> section (p.40) under Land Use as “Develop and adopt county-wide vacant building maintenance standards.”

Report of Accomplishments

Community Facilities Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Improve signage in the downtown area.			X		This activity has been delayed by a lack of funding and staff capacity, but remains a priority. It has been modified and included in the new work program as two new activities. Under Community Facilities it will appear as “Construct attractive new signage at community gateways,” and under Natural and Cultural Resources will appear as “Construct wayfinding signage to direct tourists to local historic resources.”
Address infrastructure needs to attract development near the Interstate 20 corridor.			X		This activity was delayed by a lack of funding, but interest in attracting new commercial and residential development remains. Thus, this activity has been modified and included in the work program under Economic Development as “Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.”

Natural and Cultural Resources Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Eliminate fees to A.H. Stephens State Park for Taliaferro County residents.				X	This activity was attempted, but was unsuccessful due to State regulations regarding park entry fees. It will no longer be pursued.
Restoration of the Rail (Train) Depot to enhance cultural resources of the area.				X	This activity was not accomplished due lack of a funding source and will no longer be pursued.

Taliaferro County

Land Use Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Update the Solid Waste Management Plan to include new area coverage.			X		This activity has been delayed due to a lack of funding, but remains a priority. It has been modified and relocated to the <i>Recommended Additional Actions</i> section (p. 59) as “Update the Taliaferro County Solid Waste Management Plan.”
Investigate the setting up a Land Bank Authority.			X		This activity has been delayed due to a lack of funding and staff resources, but remains a priority. The activity has been modified and relocated to the <i>Recommended Additional Actions</i> section (p. 40) as “Establish a plan for the acquisition and assembly of vacant and derelict properties critical for revitalization.”
Initiate a code enforcement program in conjunction with the CSRA Regional Commission.			X		This activity has been delayed by a lack of funding and staff capacity, but remains a priority. It has been modified and relocated to the <i>Recommended Additional Actions</i> section (p.40) under Land Use as “Pursue regional code enforcement and permitting with Wilkes, Warren, Glascock and Hancock Counties.”

Report of Accomplishments

Economic Development	Project	Status				Comments
		Completed	Ongoing	Postponed	Not Accomplished	
Initiate a Category 3 (Multi-Activity Grant) - Community Development Block Grant (CDBG) for economic development for the downtown area.			X			This activity has been delayed by a lack of staff capacity. The activity has been modified and included in the new work program under Community Facilities as “Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.”
Purchase and rehabilitate one downtown structure as a retail space for area businesses to sell goods.					X	This activity has been delayed until a funding source can be identified.

Housing	Project	Status				Comments
		Completed	Ongoing	Postponed	Not Accomplished	
Coordinate with the CSRA Regional Commission to provide Code Enforcement for Taliaferro County.				X		This activity has been delayed by a lack of funding and staff capacity, but remains a priority. It has been modified and relocated to the <i>Recommended Additional Actions</i> section (p.40) under Land Use as “Pursue regional code enforcement and permitting with Wilkes, Warren, Glascock and Hancock Counties.”
Acquire and clear vacant lots and dilapidated structures in Crawfordville.			X			
Initiate an application for a Category 2 (Housing) Community Development Block Grant for rehabilitation and reconstruction of housing in targeted redevelopment areas.			X			This activity has been delayed by a lack of staff capacity. The activity has been modified and included in the new work program under Community Facilities as “Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.”

Crawfordville

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Improve signage in the downtown area.		X			This activity has been delayed by a lack of funding and staff capacity, but remains a priority. It has been modified and included in the new work program as two new activities. Under Community Facilities it will appear as “Construct attractive new signage at community gateways,” and under Natural and Cultural Resources will appear as “Construct wayfinding signage to direct tourists to local historic resources.”
Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Inventory structures of historical significance.		X			This activity has been delayed due to a lack of staff capacity. It has been included in the new CWP as “Pursue a grant to obtain an updated county-wide historic resources survey.”
Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Investigate the setting up a Land Bank Authority.			X		This activity has been delayed due to a lack of funding and staff resources, but remains a priority. The activity has been modified and relocated to the <i>Recommended Additional Actions</i> section (p. 40) as “Establish a plan for the acquisition and assembly of vacant and derelict properties critical for revitalization.”

Report of Accomplishments

Economic Development	Project	Status				Comments
		Completed	Ongoing	Postponed	Not Accomplished	
Purchase and rehabilitate one downtown structure as a retail space for area businesses to sell goods.			X			This activity has been delayed until a funding source can be identified.
Initiate a Category 3 (Multi-Activity Grant) - Community Development Block Grant (CDBG) for economic development for the downtown area			X			This activity has been delayed by a lack of staff capacity. The activity has been modified and included in the new work program under Community Facilities as "Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired."

Housing	Project	Status				Comments
		Completed	Ongoing	Postponed	Not Accomplished	
Coordinate with the CSRA Regional Commission to provide Code Enforcement for Taliaferro County			X			This activity has been delayed by a lack of funding and staff capacity, but remains a priority. It has been modified and relocated to the <i>Recommended Additional Actions</i> section (p.40) under Land Use as "Pursue regional code enforcement and permitting with Wilkes, Warren, Glascock and Hancock Counties."

Sharon

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Make improvements to the local playground (buying new equipment, improvements to bathroom facilities, etc.)				X	This activity has been delayed due to a lack of funding and staff capacity, but remains a priority. The jurisdiction will seek to improve the playground as part of the 'Healthier Together' Sidewalk and Recreational Trail Plan.
Improve signage throughout the City to direct tourist to local sites of historical significance.		X			This activity has been delayed by a lack of funding and staff capacity, but remains a priority. It has been modified and included in the new work program as two new activities. Under Community Facilities it will appear as "Construct attractive new signage at community gateways," and under Natural and Cultural Resources will appear as "Construct wayfinding signage to direct tourists to local historic resources."

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Inventory publicly owned properties for potential reuse.			X		This activity has been delayed due to a lack of staff capacity, but remains a priority. It will be included in the new CWP under Community Facilities.
Develop a historic preservation ordinance.			X		This activity has been delayed due to a lack of staff capacity, but has been modified and relocated to the Recommended Additional Actions section (p. 85) as "Pursue Certified Local Government status and establish local historic districts."

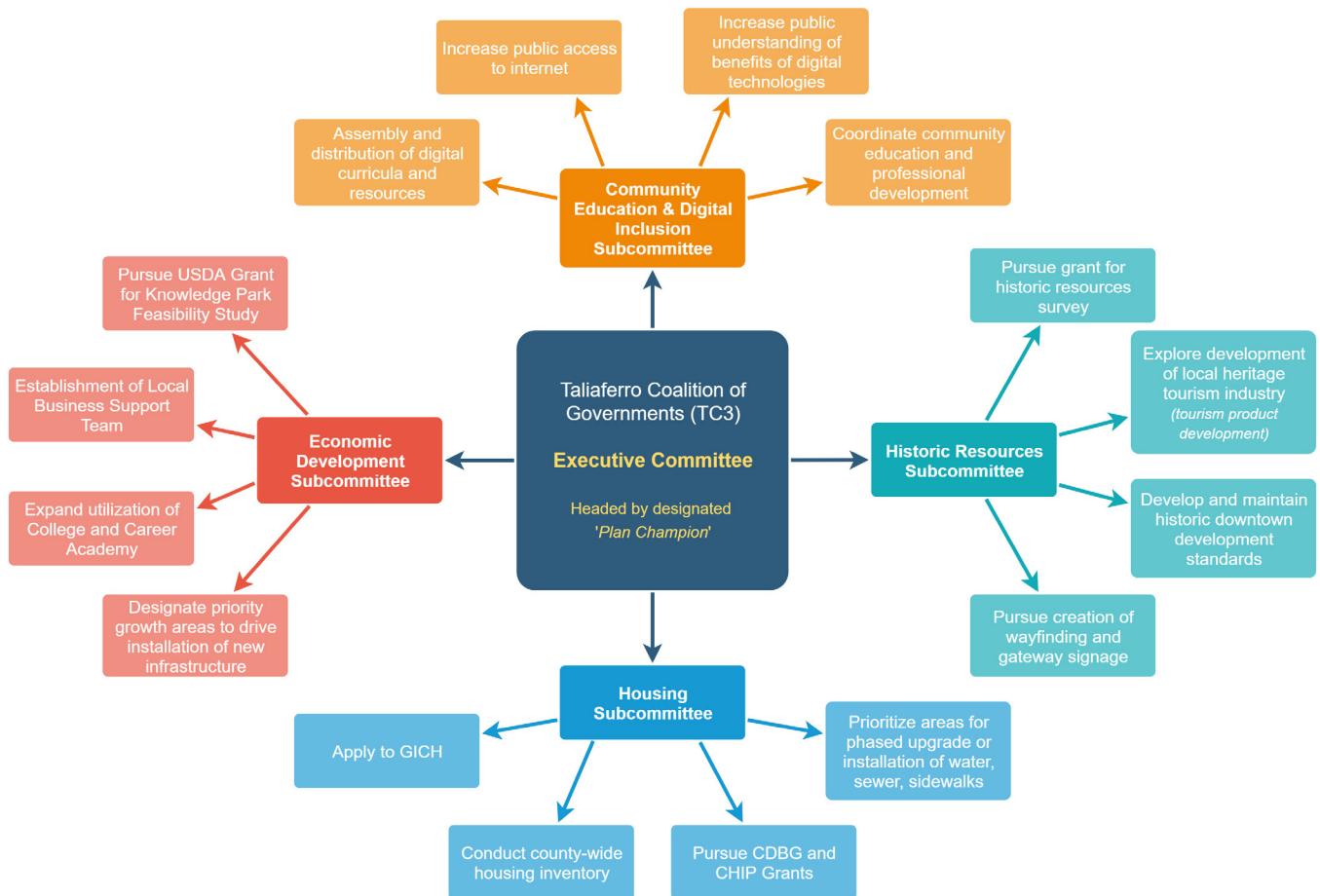
Report of Accomplishments

Sharon

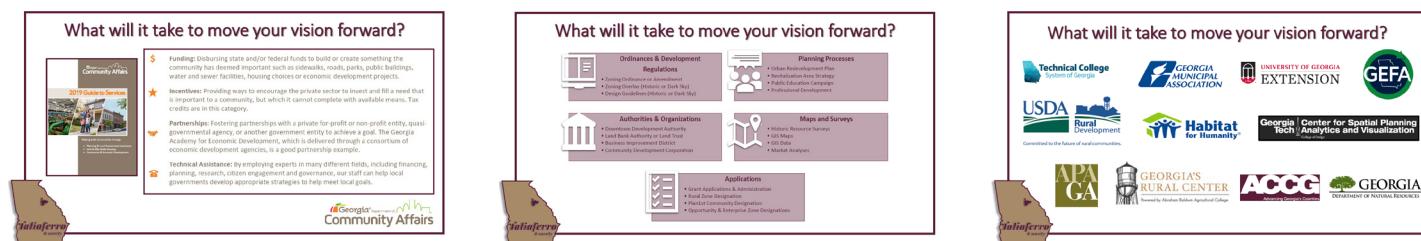
Land Use Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Investigate the setting up of a Land Bank Authority.			X		This activity has been delayed due to a lack of funding and staff resources, but remains a priority. The activity has been modified and relocated to the <i>Recommended Additional Actions</i> section (p. 40) as “Establish a plan for the acquisition and assembly of vacant and derelict properties critical for revitalization.”
Create and adopt land use regulations to address issues in the City of Sharon.				X	This activity was not accomplished due to a lack of funding and staff capacity. It has been modified and relocated to the <i>Recommended Additional Actions</i> section (p.40) under Land Use as “Pursue regional code enforcement and permitting with Wilkes, Warren, Glascock and Hancock Counties.”

Plan Implementation

The strategies and solutions in this plan take on a number of different forms. In some cases, the needed intervention may be a partnership for technical assistance, while in another it may be funding in the form of a grant or loan. Essentially, the Plan has been structured to encourage collaboration and mutual reliance among jurisdictions as they work to accomplish the selected work program activities.



Additional plan implementation guidance can be found in the Appendix on page 122.



Community Work Program

Land Use Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues other of local significance in a unified manner.	X					Taliaferro Co., Crawfordville, Sharon, Dev. Auth., TC DOE, Chamber	Staff Time	Local Funds
Appoint a ‘Plan Champion’ to take accountability for pushing implementation of the policies and programs adopted in the Comprehensive Plan.	X					Taliaferro Co., Crawfordville, Sharon, Dev. Auth., TC DOE, Chamber	Staff Time	Local Funds
Revise rezoning procedures to require consistency with adopted Comprehensive Plan policies and DCA’s Quality Community Objectives.	X					Taliaferro County, Crawfordville	Staff Time	Local Funds
Revise existing sign ordinance to achieve the design character desired for new signs and billboards.			X	X		Taliaferro County, Crawfordville	Staff Time	Local Funds
Adopt regulations to require visual screening of outdoor storage areas for commercial and industrial land uses.						Taliaferro County, Crawfordville	Staff Time	Local Funds
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development.	X	X				Taliaferro County Coalition (TC3)	Staff Time	Local Funds

Taliaferro County

Economic Development Project	Year					Responsible Party	Cost Estimate	Funding Source
	2020	2020	2020	2020	2020			
Establish a Local Business Support Team	X	X				TC3, Chamber, SBDC	Staff Time	Local Funds
Create an Economic Development Assistance Resource Guide.		X	X			Dev. Auth., Chamber, CSRA RC	Staff Time	Local Funds
Create an Early Childhood Educational Resource Assistance Guide.		X	X			TC DOE	Staff Time	Local Funds
Create a website to showcase available land and buildings, and provide other critical information to site selectors considering doing business in Taliaferro County.		X	X			Dev. Auth., Chamber	TBD	Local Funds

Community Facilities Project	Year					Responsible Party	Cost Estimate	Funding Source
	2020	2020	2020	2020	2020			
Adopt a plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X	X	X			TC3, UGA	Staff Time	Local Funds
Apply for grant funds to implement the 'Healthier Together' Sidewalk and Recreational Trail Plan.		X	X	X		TC3, UGA	Staff Time	CDC, DNR,
Construct a new government services facility to house the Elections Department and other County services.		X	X	X		Taliaferro Co.	TBD	TBD
Construct attractive new signage at community gateways.			X	X	X	TC3	TBD	TIA
Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.			X	X	X	TC3, CSRA RC	TBD	CDBG, USDA, GEFA

Community Work Program

Broadband Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Identify and maintain a list of establishments in the community offering free wi-fi.			X	X	X	TC3	Grants	Local Funds
Establish a broadband adoption task force or designate a 'Digital Inclusion Liaison' to carry out the Broadband Action Plan .	X	X				TC3. TC DOE	Staff Time	Local Funds
Assemble and make available digital curricula from Google, Mozilla, DigitalLiteracy.gov, and others to help local users gain the personal and professional benefits of broadband access and digital information technologies.			X	X		Digital Inclusion Liaison	Staff Time	Local Funds

Housing Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Conduct a local housing inventory.		X	X	X		TC3	Staff Time	Local Funds
Amend the zoning ordinance to establish foundation facia requirements for manufactured homes.		X	X	X		Taliaferro Co., Crawfordville	Staff Time	Local Funds
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.		X	X	X		Taliaferro Co., CSRA RC	Staff Time	CHIP, CDBG

Taliaferro County

Natural and Cultural Resources Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Pursue a grant to obtain an updated county-wide historic resources survey.	X	X	X			TC3, CSRA RC	TBD	GA Trust
Construct wayfinding signage to direct tourists to local historic resources.				X	X	TC3	TBD	TIA, Local Funds
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.	X	X	X			TC3	Staff Time	Local Funds

Community Work Program

Land Use Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues other of local significance in a unified manner.	X					Taliaferro Co., Crawfordville, Sharon, Dev. Auth., TC DOE, Chamber	Staff Time	Local Funds
Appoint a ‘Plan Champion’ to take accountability for pushing implementation of the policies and programs adopted in the Comprehensive Plan.	X					Taliaferro Co., Crawfordville, Sharon, Dev. Auth., TC DOE, Chamber	Staff Time	Local Funds
Revise rezoning procedures to require consistency with adopted Comprehensive Plan policies and DCA’s Quality Community Objectives.	X					Taliaferro County, Crawfordville	Staff Time	Local Funds
Revise existing sign ordinance to achieve the design character desired for new signs and billboards.			X	X		Taliaferro County, Crawfordville	Staff Time	Local Funds
Adopt regulations to require visual screening of outdoor storage areas for commercial and industrial land uses.						Taliaferro County, Crawfordville	Staff Time	Local Funds
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development.	X	X				Taliaferro County Coalition (TC3)	Staff Time	Local Funds

Crawfordville

Economic Development Project	Year					Responsible Party	Cost Estimate	Funding Source
	2020	2021	2022	2023	2024			
Establish a Local Business Support Team	X	X				TC3, Chamber, SBDC	Staff Time	Local Funds
Create a website to showcase available land and buildings, and provide other critical information to site selectors considering doing business in Taliaferro County.		X	X			Dev. Auth., Chamber, TC3	TBD	Local Funds
Create an Economic Development Assistance Resource Guide.		X	X			Dev. Auth., Chamber, CSRA RC	Staff Time	Local Funds
Form an exploratory committee to consider assets and find ways to develop Taliaferro County as a heritage tourism destination.		X	X			TC3, Historical Society	Staff Time	Local Funds

Community Facilities Project	Year					Responsible Party	Cost Estimate	Funding Source
	2020	2021	2022	2023	2024			
Adopt a plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X	X	X			TC3, UGA	Staff Time	Local Funds
Apply for grant funds to implement the 'Healthier Together' Sidewalk and Recreational Trail Plan.		X	X	X		TC3, UGA	Staff Time	DNR, CDC
Construct attractive new signage at community gateways.			X	X	X	TC3	TBD	TIA
Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.			X	X	X	TC3, CSRA RC	TBD	CDBG, USDA, GEFA

Community Work Program

Broadband Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Identify and maintain a list of establishments in the community offering free wi-fi.			X	X	X	Digital Inclusion Liaison	Staff Time	Local Funds
Establish a broadband adoption task force or designate a 'Digital Inclusion Liaison.'	X	X				TC3	Staff Time	Local Funds

Housing Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Conduct a local housing inventory.		X	X	X		TC3	Staff Time	Local Funds
Amend the zoning ordinance to establish foundation facia requirements for manufactured homes.		X	X	X		Taliaferro Co., Crawfordville	Staff Time	Local Funds
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.		X	X	X		Crawfordville, CSRA RC	Staff Time	CHIP, CDBG
Acquire and clear vacant lots and dilapidated structures in Crawfordville.		X	X	X		Crawfordville, CSRA RC	Staff Time	CHIP, CDBG

Crawfordville

Natural and Cultural Resources Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Pursue a grant to obtain an updated county-wide historic resources survey.	X	X	X			TC3, CSRA RC	TBD	GA Trust
Construct wayfinding signage to direct tourists to local historic resources.				X	X	TC3	TBD	TIA, Local Funds
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.	X	X	X			TC3	Staff Time	Local Funds
Adopt a 'Historic Downtown' overlay district to establish development standards for the preservation of Historic Downtown Crawfordville.	X	X	X			TC3	Staff Time	Local Funds

Community Work Program

Land Use Project	Year					Responsible Party	Cost Estimate	Funding Source
	2020	2020	2020	2020	2020			
Establish and convene a regular group of elected and appointed officials, staff, and citizens from each jurisdiction to implement the Comprehensive Plan and address issues other of local significance in a unified manner.	X					Taliaferro Co., Crawfordville, Sharon, Dev. Auth., TC DOE, Chamber	Staff Time	Local Funds
Appoint a ‘Plan Champion’ to take accountability for pushing implementation of the policies and programs adopted in the Comprehensive Plan.	X					Taliaferro Co., Crawfordville, Sharon, Dev. Auth., TC DOE, Chamber	Staff Time	Local Funds
Identify and prioritize areas for phased installation of water, wastewater treatment, and other critical infrastructure to support future commercial and moderate-density residential development.	X	X				Taliaferro County Coalition (TC3)	Staff Time	Local Funds

Economic Development Project	Year					Responsible Party	Cost Estimate	Funding Source
	2020	2020	2020	2020	2020			
Establish a Local Business Support Team	X	X				TC3, Chamber, SBDC	Staff Time	Local Funds
Create an Economic Development Assistance Resource Guide.		X	X			Dev. Auth., Chamber, CSRA RC	Staff Time	Local Funds
Form an exploratory committee to consider assets and find ways to develop Taliaferro County as a heritage tourism destination.		X	X	X		TC3, Historical Society	Staff Time	Local Funds

Sharon

Community Facilities Project	Year					Responsible Party	Cost Estimate	Funding Source
	2020	2020	2020	2020	2020			
Adopt a plan for the phased development of the 'Healthier Together' Sidewalk and Recreational Trail Plan.	X	X	X			TC3, UGA	Staff Time	Local Funds
Apply for grant funds to implement the 'Healthier Together' Sidewalk and Recreational Trail Plan.		X	X	X		TC3, UGA	Staff Time	DNR, CDC
Inventory publicly owned properties for potential reuse.	X	X				Sharon	Staff Time	Local Funds
Construct attractive new signage at community gateways.			X	X	X	TC3	TBD	TIA
Apply for grant funds to conduct phased infrastructure (water, wastewater, stormwater) installation and upgrades in targeted areas where future development is desired.			X	X	X	TC3, CSRA RC	TBD	CDBG, USDA, GEFA

Broadband Project	Year					Responsible Party	Cost Estimate	Funding Source
	2020	2020	2020	2020	2020			
Identify and maintain a list of establishments in the community offering free wi-fi.			X	X	X	Digital Inclusion Liaison	Staff Time	Local Funds
Establish a broadband adoption task force or designate a 'Digital Inclusion Liaison.'	X	X				TC3	Staff Time	Local Funds

Community Work Program

Sharon

Housing Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Conduct a local housing inventory.		X	X	X		TC3	Staff Time	Local Funds
Pursue CHIP and CDBG funds to facilitate local home improvement efforts.		X	X	X		Sharon, CSRA RC	Staff Time	CHIP, CDBG

Natural and Cultural Resources Project	Year					Responsible Party	Cost Estimate	Funding Source
	2 0 2 0	2 0 2 1	2 0 2 2	2 0 2 3	2 0 2 4			
Pursue a grant to obtain an updated county-wide historic resources survey.	X	X	X			TC3, CSRA RC	TBD	GA Trust
Construct wayfinding signage to direct tourists to local historic resources.				X	X	TC3	TBD	TIA, Local Funds
Assess the effectiveness of current environmental regulations in protecting groundwater recharge areas, wetlands, and river corridors from pollution or degradation by new development.	X	X	X			TC3	Staff Time	Local Funds

Appendix

Stakeholder Committee

TALIAFERRO COUNTY

Willie Blockum, Chair of the Taliaferro County Commission
Ruby Randolph, County Clerk & School Board Chair
Jackie Butts, Economic Development Authority
Allen Fort, School Superintendent

CITY OF CRAWFORDVILLE

Larry Stewart, Mayor
Vivian Stewart, Crawfordville City Councilwoman
Wanda Dingler, Clerk

CITY OF SHARON

Renee Brown, Mayor
Jane Kuehn, Clerk & Deerlick Astronomy Village Representative

TALIAFERRO COUNTY CHAMBER OF COMMERCE

Randy Stewart

Taliaferro County Historical Society

Leslie Martin
Jan Stewart

Citizens

John Hunt
Daniel Stewart
Betsy Orr (Church of the Purification)

Stakeholder Meetings

FIRST STAKEHOLDER MEETING: SEPTEMBER 16, 2019 @10:00 AM

- *Local Government Comprehensive Planning Requirements*
- *Timeline for Plan development*
- *Previous Issues and Opportunities Identified and Progress Made*
- *Data Review*
- *Population*
- *Employment*
- *Broadband*
- *Housing*
- *SWOT Analysis*

SECOND STAKEHOLDER MEETING: OCTOBER 15, 2019 @ 6:30 P.M.

- *Purpose of Planning and the Comprehensive Plan Document*
- *Detailed discussion of Plan components*
- *Potential Work Program activities*
- *Land Use*
- *Economic Development*
- *Housing*

Third Stakeholder Meeting: November 5, 2019 @ 10:00 a.m.

- *Regional Planning Context*
- *Local Priorities and Projects*
- *Implementation Tools and Resources*
- *Successful Implementation Models*
- *CSRA Regional Commission Implementation Assistance*

Fourth Stakeholder Meeting: January 8, 2020 @ 10:00 a.m.

- *Final Review of key Community Work Program activities*

INITIAL PUBLIC HEARING & STAKEHOLDER MEETING:

September 16, 2019 @10:00 am

PAGE 2

Classifieds, Help Wanted & Legal Advertisements

Joint Public Hearing Notice Initiation of Taliaferro County Joint Comprehensive Plan Update

Taliaferro County, the City of Crawfordville, and the City of Sharon will hold a Joint Public Hearing on September 16, 2019 at 10:00 a.m. at the County Commission Meeting Building located at 116 Monument Street in Crawfordville, GA.

The purpose of the joint public hearing will be to initiate the Taliaferro County Joint Comprehensive Plan by briefing members of the community on the process for plan development, pending opportunities for public participation, and to gather general input. The Taliaferro County Joint Comprehensive Plan is being prepared cooperatively by the jurisdictions of Taliaferro County, the City of Crawfordville, and the City of Sharon. Residents wishing to comment or make suggestions should be in attendance.

Persons with special needs relating to handicapped accessibility or foreign language should contact Ruby Randolph, Clerk of the Taliaferro County Board of Commissioners, at (706)-456-2229 by September 16, 2019. Ms. Randolph can be found at the Taliaferro County Courthouse, 113 Monument Street, Crawfordville, GA, Monday-Friday, 8:00 a.m. to 5:00 p.m. except holidays. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

THE ADVOCATE DEMOCRAT, Crawfordville, Ga., Friday, August 30, 2019

DEERFIELD APARTMENTS

Crawfordville, Georgia
62 Years of Age or Older
Handicapped/Disabled Regardless of Age
Applications Accepted for Processing
One bedroom Units
Rent is based on Income ranging from \$0 to \$656
Central Heat & Air, Cable Ready,
Energy Efficient, Handicapped Accessible & Adaptable
Laundry Room
Equal Housing Opportunity
Handicapped Units

For More Information Contact:
Deerfield Apartments
114 Deerfield Court
Crawfordville, Georgia 30631

Office Hours: Mondays & Wednesdays
8:30AM - 12:30PM
Phone: (706) 456-2275

TALIAFERRO COUNTY JOINT COMPREHENSIVE PLAN UPDATE
STAKEHOLDER MEETING & PUBLIC HEARING #1 - SEPTEMBER 16, 2019

NAME	ORGANIZATION	E-MAIL	PHONE
Willie Blockum Jr.	Chairman - BOC	Taliaferro@nu-z.net	(706) 456-1456
J. M. Milner	T.C. Planning Comm & ECD	jmilner@nu-z.net	(706) 401-1456
Regina Ryles	CSRA RC	ryles@csrarc.org	(706) 210-1456
Jackie Butts	Development Authority of TC	taliaferro@nu-z.net	(706) 456-1456
Vivian Stewart	City of Crawfordville	vstewart113@gmail.com	(706) 401-1456
Allen Fort	TALIAFERRO Co BOC	afort@taliferro.k12.ga.us	(706) 456-1456
			()
			()



TALIAFERRO COUNTY JOINT COMPREHENSIVE PLAN UPDATE
STAKEHOLDER MEETING & PUBLIC HEARING #1 - SEPTEMBER 16, 2019

NAME	ORGANIZATION	E-MAIL	PHONE
John Hunt	Crawfordville Belmont	jhunt35bc@gmail.com	()
Randy Stewart	Chamber of Commerce		()
Tan Stewart	Chamber Comm.		()
Daniel Stewart	x 11		()
Ruby Randolph			()
America Brown	Mayor - Sharon		()
Larry Stewart	Mayor Crawfordville		()
Edward Morris	CSRA RC	emorris@csrarc.org	(706) 210-1456
			()
			()



 **Taliaferro County** 
JOINT COMPREHENSIVE PLAN UPDATE
Crawfordville 2020-2025 *Sharon*

Kick-Off Public Hearing

Monday, September 16, 2019

10:00 AM @ 116 Monument St. in Crawfordville

CALL 706-210-2089 OR EMAIL EMBROWNSCSRA.RC.GA.GOV FOR MORE INFORMATION

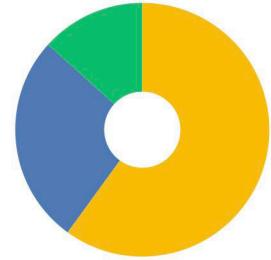


Taliaferro County
Stakeholder Meeting
116 Monument Street, C

**FAMILY BINGO NIGHT
AT TALIAFERRO COUNTY SCHOOL**
September 26, 2019



9. How satisfied are you with existing recreational opportunities in Taliaferro County?



Skipped: 0 Answered: 15

Satisfied	13%	2
Neither Satisfied nor Dissatisfied	27%	4
Dissatisfied	60%	9

If not, what kind of recreational activities would you like to see? 8 >

< Responses >

There is no money for a recreational program at the present time. I would like to see t-ball and baseball for younger children. There would have to be a bye/in (volunteerism) from parents to make this work.

10/15/19, 2:52 AM

A gym

9/26/19, 10:59 AM

Softball, volleyball, and baseball

9/26/19, 10:58 AM

Softball, volleyball

9/26/19, 10:58 AM

Athletic events

9/26/19, 10:56 AM

A boys and girls club / activities for our kids any kind

9/26/19, 10:50 AM

Rec center

9/26/19, 10:49 AM

More things for kids to do like bowling, kids cooking class and etc.

9/26/19, 9:52 AM

Sample Survey Monkey question and responses

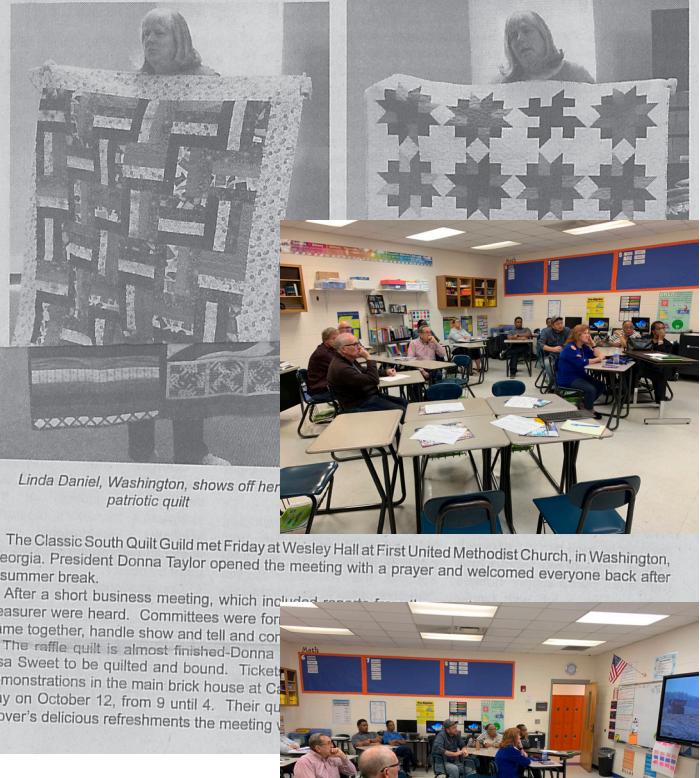
SECOND STAKEHOLDER MEETING:

October 15, 2019 @ 6:30 pm

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THE ADVOCATE DEMOCRAT, Crawfordville, Ga., Friday, September 27, 2019

Classic South Quilt Guild



Linda Daniel, Washington, shows off her patriotic quilt

The Classic South Quilt Guild met Friday at Wesley Hall at First United Methodist Church, in Washington, Georgia. President Donna Taylor opened the meeting with a prayer and welcomed everyone back after a summer break.

After a short business meeting, which included reports from the president, treasurer and other officers, the guild members gathered around tables to work on their quilts.

The raffle quilt is almost finished—Donna Lisa Sweet to be quilted and bound. Tickets were sold for the quilt raffle. Demonstrations in the main brick house at Catoctin Mill were held by the Catoctin Mill Quilters on October 12, from 9 until 4. Their quilt show was a success. Refreshments were served by the Stover's.



10-15-19

- 1) Rachie Bates - taliaferrofc@nu-z.net
- 2) Vivian Stewart - vstewart@113@hotmail.com
- 3) Willie Blockum Jr. - taliaferro@Nu-z.net
- 4) Annie P. Fuller - P.O. Box 387 Sharon, Ga 30664
- 5) Daniel Stewart - Daniel.dwdesigns@gmail.com
- 6) Ruby Randolph - Taliaferro@nu-z.net
- 7) Jan Stewart - janlamerles@gmail.com
- 8) Larry Stewart - Larrygps@gmail.com
randy1stewart@aol.com
jhunt356c@gmail.com
- 9) RANDY Stewart
10. John Hunt



THIRD STAKEHOLDER MEETING:

November 5, 2019 @10:00 am

TALIAFERRO COUNTY JOINT COMPREHENSIVE PLAN IMPLEMENTATION MEETING
STAKEHOLDER MEETING #3 - NOVEMBER 5, 2019

NAME	ORGANIZATION	E-MAIL	PHONE
Wanda Dingler	City Hall	cityhall3063@nu-z.net	(706) 456
Jackie Butts	Taliaferro Development Authority	taliaferrofc@nu-z.net	(706) 456
Walt Blackmon	TCBC	Taliaferro@nu-z.net	(706) 456
John Hunt	RESIDENT - CRAWFORDVILLE	jhunt356c@gmail.com	()
Regina Pyles	CSRA RC		()
Karen Brown	City Sharon		()
Jane Kuehn	City of Sharon	mjkuehnj@comcast.net	(706) 816
Betsy Orr	Publication Heritage Center	betsuyrra@me.com	(678) 666
			()
			()



Taliaferro County
Plan Implementation Meeting & Jc
116 Monument Street, C

SECOND PUBLIC HEARING AND FOURTH STAKEHOLDER MEETING

January 8, 2020 @ 10:00 am

PAGE 3

Graveside Service Held For

Joint Public Hearing Notice

Release of the Draft Taliaferro County Joint Comprehensive Plan 2020-2025

Taliaferro County, the City of Crawfordville, and the City of Sharon will hold a Joint Public Hearing on January 8, 2020 at 10:00 a.m. The meeting will be held at 116 Monument Street in Crawfordville, GA.

The purpose of the joint public hearing will be to brief the community on the contents of the Taliaferro County Joint Comprehensive Plan 2020-2025, and to notify the community of when the Plan will be submitted to the CSRA Regional Commission for review. Residents wishing to comment or make suggestions or revisions should be in attendance. The draft plan can be obtained by contacting Chairman Willie Blockum, Chairman of the Taliaferro County Commission, at 706-456-2229, or by visiting the office of the Taliaferro County Commission at 113 Monument Street, Crawfordville, GA.

Persons with special needs relating to handicapped accessibility or foreign language should contact Ruby Randolph, Clerk of the Taliaferro County Board of Commissioners, at (706)-456-2229 by January 3, 2020. Ms. Randolph can be found at the Taliaferro County Courthouse, 113 Monument Street, Crawfordville, GA, Monday-Friday, 8:00 a.m. to 5:00 p.m. except holidays. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

TALIAFERRO

and fellowship. I say, how our family has grown. In today's world family gatherings have become a rarity because of busy schedules and extended families. I truly believe we have been uniquely blessed because of the Godly legacy our parents left behind and it makes me take note of another unique blessing to mankind in general. The gospel of Matthew tells of that blessing:

But when he had considered this, behold, an angel of the Lord appeared to him in a dream, saying, "Joseph, son of David, do not be afraid to take Mary as your wife; for the Child who has been conceived in her is of the Holy Spirit. She will bear a Son; and you shall call His name Jesus, for He will save His people from their sins." Matthew 1:20-21 NASB

It is unique indeed that God would and could leave the riches of glory to be born of a woman who never knew a man. It was so unique that God Himself had to speak to Joseph in order for him to understand what a blessing the gift that God was giving actually was. When looking for a gift that will satisfy the needs of the

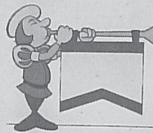
we may have life and have it more abundantly." Jesus said: "I Am the Way, and the Truth and The Life and no one comes to the Father except by Me." So truly Jesus is the Unique One and only gift that can satisfy the need of every person that ever lived. He is offering this gift to you today if you have not received it yet. To get it you must ADMIT that you are a sinner. Romans 3:23 says "For all have sinned and fall short of the Glory of God." BELIEVE, Romans 10:9; "9 that if you confess with your mouth Jesus as Lord, and believe in your heart that God raised Him from the dead, you will be saved; CONFESS; Romans 10:10 "10 for with the heart a person believes, resulting in righteousness, and with the mouth he confesses, resulting in salvation." I pray that you will ask God for this free gift this Christmas and remember why we celebrate this time of year; not for gifts but for THE GIFT, that only Christ can give.

MERRY CHRISTMAS from Pastor Nelson, and Laura Goddard.

Crawfordville Baptist Church.

THE ADVOCATE DEMOCRAT, Crawfordville, Ga., Friday, December 20, 2019

Place in 170 degree F oven until Hug is melted, 3-4 minutes. Press an M&M into each melted Hug. Refrigerate to harden Hug.



COMMUNITY CALENDAR

Men's Prayer Breakfast-every Friday morning at 8:15 at Mama Chucha's. Some ladies have started their own prayer breakfast, join them there.

Every Tuesday-Yoga Classes, Sr Center, 5:00pm, no fee just canned goods for food pantry at Springfield Church

December 19, 6PM, Lottie Moon Soup Supper, Crawfordville Baptist Church

December 22, 5PM, Crawfordville Baptist Church Christmas Music Program

December 24, 5PM, Crawfordville Baptist Church Christmas Eve Candlelight Service

January 8, 10AM, Board of Commissioners meeting

Taliaferro County Board of Commissioners

Monthly Board Meeting

January 8, 2020
10:00 A.M.

AGENDA

Call to order
Invocation
Approval of Agenda
Minutes
Review of Reports
Financial Report
Review of Financial Statements to be paid

None

Old Business

New Business

Mr. Edward Morrow – Release of Draft Comprehensive Plan
Tax Assessors' Report
Taliaferro County Extension-Ms. Barbara Twilley
Chairman's Report
Public Comments

Adjournment

*BOC Meeting
1-8-2020
@ Henderson*

1. Andrew Foot
2. JACKIE BUTTS
3. DAVID FOOT
4. Barbara Twilley
5. JOHN HUNT
6. Joel Falby
7. LARRY STEWART
8. P.
9. LARRY STEWART
10. Jane Kuehn
11. Renee Brown
12. CHRISTINA WAINWRIGHT
13. FREDERICK WAINWRIGHT
14. Nican Stewart
15. Allen Foot
16. Edward Morrow



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Taliaferro County | Crawfordville

G E O R G I A

Welcome to Taliaferro County/Crawfordville, Georgia Online.

Taliaferro County is located in east central Georgia in the Piedmont region. It is 197 square miles of rolling farmland, pastures, forests and streams. Taliaferro is ninety miles east of Atlanta and fifty miles west of Augusta. Interstate 20, Hwy 278 and the Augusta-Atlanta railroad come through the center of the county.

Taliaferro County is a Camera Ready Community. Thirteen movies, made for the theatre and television, have been made in Taliaferro County / Crawfordville since 1978. Most notable are Sweet Home Alabama, Get Low, and Coward of the County. Actors and actresses who starred in Taliaferro productions throughout the years include Reese Witherspoon, Robert Duvall, Patrick Dempsey, Dennis Quaid, Kenny Rogers, Dennis Hopper, Neil Patrick Harris, Jane Seymour, and Lou Gossett, Jr. to name just a few.

Come see what all the buzz is about - Visit Taliaferro County and Crawfordville Georgia!

Taliaferro County
JOINT COMPREHENSIVE PLAN UPDATE
Crawfordville 2020-2025 Sharon

Kick-Off Public Hearing
Monday, September 16, 2019
10:00 AM @ 116 Monument St. in Crawfordville

CALL 706-210-2805 OR EMAIL SHONDRER@CRAWFORDVILLEGA.GOV FOR MORE INFORMATION

Comprehensive Plan Public Hearings ads on Taliaferro County Website

Crawfordville, GA 72° F 11:30am ET

TOURISM INFORMATION:

- Driving Directions
- Photo Gallery
- Chamber of Commerce
- Alexander II Stephens Park
- Geocaching
- Camera Ready

CALENDAR OF EVENTS

TALIAFERRO COUNTY BOARD OF COMMISSIONER'S MEETING
Sep 4, 2019
[Click Here for more info](#)

City of Crawfordville

City of Crawfordville / Taliaferro County
about 9 months ago

The Taliaferro County courthouse and government offices will be closed on Monday, December 24, and Tuesday, December 25, 2018 to celebrate the Christmas holiday.

They will also be closed on Tuesday, January 1, 2019 for New Year's Day.

Like 3 Comment 2 Share

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Taliaferro County | Crawfordville

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LEND A HAND!
COMMUNITY PLANNING SESSION

October 15, 2019
@ 6:30 PM

Taliaferro County School
557 Broad Street, NW
Crawfordville, GA 30621

EDUCATION
EMPLOYMENT
ENVIRONMENT
HEALTH
HUMAN SERVICES
INNOVATION
NATURAL RESOURCES
TECHNOLOGY
TOURISM

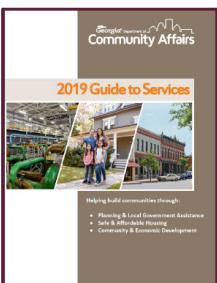
City of Crawfordville / Taliaferro County
about 12 months ago

The Taliaferro County courthouse and government offices will be closed on Monday, November 12 in observance of Veteran's Day.

Like 5 Comment Share

Plan Implementation Guidance

What will it take to move your vision forward?



- \$** **Funding:** Disbursing state and/or federal funds to build or create something the community has deemed important such as sidewalks, roads, parks, public buildings, water and sewer facilities, housing choices or economic development projects.
- ★** **Incentives:** Providing ways to encourage the private sector to invest and fill a need that is important to a community, but which it cannot complete with available means. Tax credits are in this category.
- 🤝** **Partnerships:** Fostering partnerships with a private for-profit or non-profit entity, quasi-governmental agency, or another government entity to achieve a goal. The Georgia Academy for Economic Development, which is delivered through a consortium of economic development agencies, is a good partnership example.
- ☎** **Technical Assistance:** By employing experts in many different fields, including financing, planning, research, citizen engagement and governance, our staff can help local governments develop appropriate strategies to help meet local goals.



What will it take to move your vision forward?



Ordinances & Development Regulations

- Zoning Ordinance or Amendment
- Zoning Overlay (Historic or Dark Sky)
- Design Guidelines (Historic or Dark Sky)



Planning Processes

- Urban Redevelopment Plan
- Revitalization Area Strategy
- Public Education Campaign
- Professional Development



Authorities & Organizations

- Downtown Development Authority
- Land Bank Authority or Land Trust
- Business Improvement District
- Community Development Corporation



Maps and Surveys

- Historic Resource Surveys
- GIS Maps
- GIS Data
- Market Analyses



Applications

- Grant Applications & Administration
- Rural Zone Designation
- Plan1st Community Designation
- Opportunity & Enterprise Zone Designations



What will it take to move your vision forward?



Committed to the future of rural communities.



Powered by Abraham Baldwin Agricultural College



**A Resolution of Taliaferro County, Georgia for the Adoption of the
Taliaferro County Joint Comprehensive Plan:
2020-2025**

WHEREAS, the Taliaferro County Commission, the governing authority of Taliaferro County, Georgia in conjunction with the City of Crawfordville, Georgia, and the City of Sharon, Georgia, has prepared the *Taliaferro County Joint Comprehensive Plan: 2020-2025* to replace their prior joint comprehensive plan and,

WHEREAS, the *Taliaferro County Joint Comprehensive Plan: 2020-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

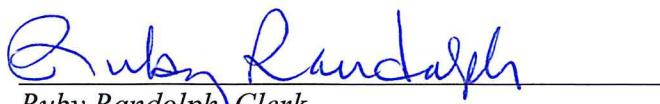
WHEREAS, the *Taliaferro County Joint Comprehensive Plan: 2020-2025* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Taliaferro County Commission that the *Taliaferro County Joint Comprehensive Plan: 2020-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 21 day of February, 2020


Willie Blockum, Jr., Chairman
Taliaferro County Commission

ATTEST:


Ruby Randolph, Clerk
Taliaferro County Commission

RESOLUTION 2020-001

A Resolution of the City of Crawfordville for the Adoption of the Taliaferro County Joint Comprehensive Plan: 2020-2025

WHEREAS, the Crawfordville City Council, the governing authority of the City of Crawfordville, Georgia in conjunction with Taliaferro County, Georgia, and the City of Sharon, Georgia, has prepared the *Taliaferro County Joint Comprehensive Plan: 2020-2025* to replace their prior joint comprehensive plan and,

WHEREAS, the *Taliaferro County Joint Comprehensive Plan: 2020-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

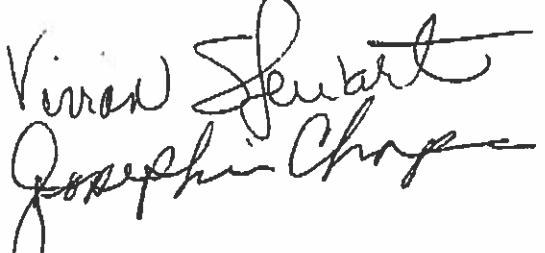
WHEREAS, the *Taliaferro County Joint Comprehensive Plan: 2020-2025* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning."

NOW, THEREFORE, BE IT RESOLVED by the Crawfordville City Council that the *Taliaferro County Joint Comprehensive Plan: 2020-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 25th day of February, 2020

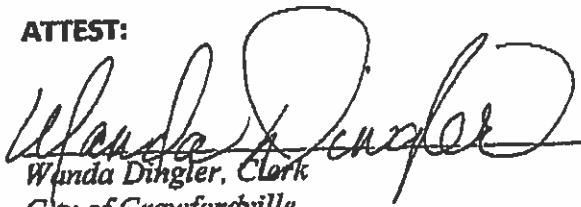


Larry Stewart, Mayor
City of Crawfordville

Valva Danard
Vivian Stewart
Josephine Chope

ATTEST:



Wanda Dingler, Clerk
City of Crawfordville